ADOPTED 12/5/2024

ORDINANCE NO. 24-923

BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows:

Section 1. The City Council of the City of Huntsville, Alabama, finds that an application has been presented to the City of Huntsville requesting the vacation of a utility and drainage easement; that the applicant has represented to the City of Huntsville that **Jean Management, LLC,** is the owner of the property across which said easement lies; that said easement, or the portion being vacated, is not presently used and is no longer needed for a public or municipal purpose.

Section 2. Pursuant to the findings in Section 1 hereinabove, the Mayor of the City of Huntsville, Alabama, is hereby authorized, requested and directed to execute a quitclaim deed vacating the easement hereinafter described, said deed being substantially in words and figures as follows, to-wit:

STATE OF ALABAMA)
:
COUNTY OF MADISON)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **CITY OF HUNTSVILLE, ALABAMA, an Alabama municipal corporation,** hereinafter referred to as "Grantor", in consideration of the sum of TEN DOLLARS ($10.00), in hand paid to it by **JEAN MANAGEMENT, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter referred to as "Grantee", and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby REMISE, RELEASE, QUITCLAIM AND CONVEY unto the said Grantee, all of the Grantor's right, title, interest and claim in and to the following described real estate situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

BEING AN EASEMENT OF LAND SITUATED IN A PORTION OF LOT 1, ACCORDING TO LOT 1 BAILEY COVE OFFICE PLAZA, PHASE 6 AS RECORDED PER PLAT BOOK 2024, PAGES 237-238 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND LYING IN A PORTION OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 5/8 INCH REBAR CAPPED "SMITH ENGINEERING CA#00122LS" LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPRING GATE LANE SOUTHEAST; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 01 DEGREES 09 MINUTES 43 SECONDS WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 48 MINUTES 29 SECONDS EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 42 SECONDS EAST A DISTANCE OF 141.68 FEET; THENCE SOUTH 67 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 10.93 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 42 SECONDS EAST A DISTANCE OF 146.10 FEET; SOUTH 88 DEGREES 48 MINUTES 29 SECONDS EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED EASEMENT CONTAINS 1,439 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, all of Grantor's right, title, interest and claim in and to the above described real estate.

[ALL SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this quitclaim deed to be signed on its behalf by its Mayor and attested by its City Clerk, on this the 5th day of December, 2024.

ATTEST:

By: S. Edwards
Shaundrika Edwards, City Clerk

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: Tommy Battle
Tommy Battle, Mayor

STATE OF ALABAMA)
:
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TOMMY BATTLE and SHAUNDRIKA EDWARDS, whose names as Mayor and City Clerk, respectively, of the CITY OF HUNTSVILLE, ALABAMA, a municipal corporation are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2024.

Amanda Kayla Brown
Notary Public, Alabama State at Large
My Commission Expires 06/11/2025

Amanda K. Brown
Notary Public
My Commission Expires: 6/11/25

Pursuant to and in accordance with Section 40-22-1 of the *Code of Alabama (1975)*, the following information is offered in lieu of submitting Form RT-1:

Date of Transfer:	_____, 2024
Grantor's Address:	308 Fountain Circle, Huntsville, AL 35801
Grantee's Address:	1204 Tunlaw Road, Huntsville, AL 35801
Property Address:	Vacation of easement at Spring Gate Lane SE, Huntsville, AL
Purchase Price:	$0 – Nominal value for vacation of easement

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE PREPARER OF THIS DEED AND NO OPINION HAS BEEN EXPRESSED OR RENDERED WITH RESPECT TO THE TITLE OR LEGAL DESCRIPTION OF THE ABOVE DESCRIBED REAL PROPERTY.

This instrument was prepared by: MATTHEW R. HARRISON, HARRISON & GAMMONS, P.C., 2430 L&N Drive, Huntsville, AL 35801, 256-533-7711 (HG)

ORDINANCE NO. 24-923 (Cont'd)

ADOPTED this the 5th day of December, 2024.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the 5th day of December, 2024.

Mayor of the City of Huntsville,
Alabama