

ORDINANCE NO. 24-963

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 utility and drainage easements; that the applicant has represented to the City of Huntsville that **Parkway Vesta, LLC**, is the owner of the property across which said easements lie; that said easements, or the portions being vacated, are not presently used and are 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 easements hereinafter described, said deed being substantially in words and figures as follows, to-wit:

This Instrument Prepared By:

Allison Cain, Esq.
Butler Snow LLP
200 West Side Sq., Suite 100
Huntsville, AL 35801
(256) 936-5650

Send Tax Notice To:

Parkway Vesta, LLC
1518 Petersburg Dr. SE
Huntsville, Alabama 35802

STATE OF ALABAMA)

COUNTY OF MADISON)

QUITCLAIM DEED
FOR VACATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE CITY OF HUNTSVILLE, ALABAMA**, an Alabama municipal corporation ("Grantor"), hereby remises, releases, and quitclaims **PARKWAY VESTA, LLC**, an Alabama limited liability company (the "Grantee"), a portion of a twenty-foot (20') easement for utility and drainage, a five-foot (5') easement for utility and drainage; and a portion of a five-foot (5') easement for utility and drainage. All easements referenced are over and under real property situated in Madison County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated by reference.

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH INFORMATION SUPPLIED TO THE PREPARER. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEES, AND NONE WAS CONDUCTED AND/OR RENDERED.

Pursuant to the provisions of Ala. Code §40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

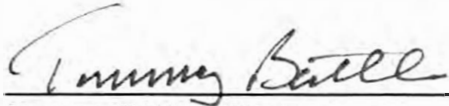
Grantor's Address:	P.O. Box 308, Huntsville, AL 35804
Grantee's Address:	1518 Petersburg Dr. SE, Huntsville, AL 35802
Property Address:	N/A
Purchase Price:	N/A - Vacation of Easements

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

[Signature Page Follows.]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be signed on its behalf by its Mayor and attested by its City Clerk, this the 19th day of December, 2024.

CITY OF HUNTSVILLE, ALABAMA, a
Municipal corporation

By: 
Tommy Battle, Mayor

ATTEST:

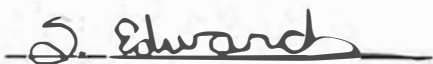

Shaundrika Edwards, City Clerk

Exhibit "A"

Easement 1

A portion of an existing 20-foot utility and drainage easement recorded in Plat Book 30, Page 10 and situated in Units E, F, and B of Stadium Commons Land Condominium 1st Amendment (Plat Book 2024 Page 84) and in Section 13, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of said Unit E on the east margin of an unnamed city drive; thence run South 89 degrees 07 minutes 31 seconds East 115.54 feet along the north line of said Section 13 to a point on the north line of said existing 20-foot utility and drainage easement and the Point of Beginning; thence run South 89 degrees 07 minutes 31 seconds East 561.86 feet along the north line of said 20-foot utility and drainage easement; thence run South 00 degrees 52 minutes 29 seconds West 20.00 feet to the south line of said existing 20-foot utility and drainage easement; thence run North 89 degrees 07 minutes 31 seconds West 552.87 feet along the south line of said existing 20-foot utility and drainage easement to the west line of an existing 5-foot utility and drainage easement as recorded in Plat Book 30, Page 10; thence run North 23 degrees 18 minutes 49 seconds West 21.92 feet along the west line of said 5-foot utility and drainage easement back to the Point of Beginning.

Said easement contains 0.256 acres (11,147 square feet) more or less.

Easement 2

A portion of an existing 5-foot utility and drainage easement recorded in Plat Book 30, Page 10 and situated in Unit F of Stadium Commons Land Condominium 1st Amendment (Plat Book 2024 Page 84) and in Section 12, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Beginning at the southwest corner of Unit H of said Stadium Commons Land Condominium on the south line of said existing 5-foot utility and drainage easement; thence run South 66 degrees 20 minutes 15 seconds West 49.86 feet along the south line of said existing 5-foot utility and drainage easement to the west line of said existing 5-foot utility and drainage easement; thence run North 23 degrees 39 minutes 45 seconds West 5.00 feet along the west line of said existing 5-foot utility and drainage easement to the north line of said existing 5-foot utility and drainage easement; thence run North 66 degrees 20 minutes 15 seconds East 51.93 feet along the north line of said existing 5-foot utility and drainage easement to the west line of said Unit H; thence run South 01 degree 13 minutes 52 seconds East 5.41 feet along the west line of said Unit H back to the Point of Beginning.

Said easement contains 0.006 acres (255 square feet) more or less.

Easement 3

A portion of a 5-foot utility and drainage easement situated in Unit A of Stadium Commons Land Condominium 1st Amendment (Plat Book 2024 Page 84) and in Section 12, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND/OR DISTANCES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of said Unit A; thence run South 09 degrees 52 minutes 37 seconds East 44.08 feet to the east line of an existing 5-foot utility and drainage easement as recorded in Plat Book 30, Page 10 and the Point of Beginning;

Thence run South 09 degrees 20 minutes 20 seconds West 291.22 feet along the east line of said 5-foot utility and drainage easement; thence run North 80 degrees 39 minutes 40 seconds West 1.50 feet; thence run North 09 degrees 20 minutes 20 seconds East 291.22 feet; thence run South 80 degrees 39 minutes 40 seconds East 1.50 feet back to the Point of Beginning.

Said easement contains 0.010 acres (437 square feet) more or less.

Ordinance No. 24-963 (Cont'd)

ADOPTED this the 19th day of December, 2024.



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

APPROVED this the 19th day of December, 2024.



Mayor of the City of
Huntsville, Alabama