



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/18/2025

File ID: TMP-6361

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement for Lot 98, The Willows at Sanctuary Cove Subdivision, 4400 Lake Willow Blvd. (Martin).

Ordinance No.

Finance Information:

Account Number: NA

City Cost Amount: NA

Total Cost: NA

Special Circumstances:

Grant Funded: NA

Grant Title - CFDA or granting Agency: NA

Resolution #: NA

Location: (list below)

Address: 4400 Lake Willow Blvd.

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

ORDINANCE NO. 25-_____

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 an Utility and Drainage Easement; that the applicant has represented to the City of Huntsville that **Darryl W. Martin, Jr.**, 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**, an Alabama municipal corporation, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by DARRYL W. MARTIN JR., a married man, hereinafter referred to as Grantee, and other good and valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the 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:

STATE OF ALABAMA
MADISON COUNTY

EASEMENT TO BE VACATED
0.009 ACRES

ALL THAT PART OF LOT 98 OF THE WILLOWS AT SANCTUARY COVE, A RESUBDIVISION OF LOTS 1 AND 2 OF SANCTUARY COVE AS RECORDED IN DOCUMENT NUMBER 20081030000682940 AND NOW RECORDED AS DOCUMENT NUMBER 20150910000503310 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EASTERN MOST CORNER OF SAID LOT 98. THENCE NORTH 78 DEGREES 11 MINUTES 52 SECONDS WEST A DISTANCE OF 7.06 FEET TO A POINT LOCATED ON AN EXISTING 5 FOOT WIDE UTILITY AND DRAINAGE EASEMENT TAKEN EVENLY ALONG A SHARED PROPERTY LINE BETWEEN LOT 98 AND LOT 99 OF SAID SUBDIVISION, WHICH IS THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE FROM THE POINT OF BEGINNING AND ALONG SAID 5 FOOT WIDE UTILITY AND DRAINAGE EASEMENT, SOUTH 56 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID 5 FOOT WIDE UTILITY AND DRAINAGE EASEMENT AND AN EXISTING 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT TAKEN EVENLY ALONG A SHARED PROPERTY LINE BETWEEN LOT 98 AND LOT 64 OF SAID SUBDIVISION; THENCE ALONG SAID 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT, NORTH 33 DEGREES 06 MINUTES 13 SECONDS WEST A DISTANCE OF 79.82 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT AND AN EXISTING 15 FOOT WIDE UTILITY AND DRAINAGE EASEMENT TAKEN EVENLY ALONG THE SOUTHERLY MARGIN OF A 50 FOOT RIGHT OF WAY FOR LAKE WILLOW BOULEVARD; THENCE ALONG SAID 15 FOOT UTILITY AND DRAINAGE EASEMENT, NORTH 56 DEGREES 47 MINUTES 27 SECONDS EAST A DISTANCE OF 5.00 FEET TO A POINT; THENCE LEAVING SAID 15 FOOT WIDE UTILITY AND DRAINAGE EASEMENT, SOUTH 33 DEGREES 06 MINUTES 13 SECONDS EAST A DISTANCE OF 79.82 FEET TO THE POINT OF BEGINNING, CONTAINING 0.009 ACRES OR 399 SQUARE FEET, MORE OR LESS, ACCORDING TO A SURVEY BY HILL LAND SURVEYING, INC. DATED NOVEMBER 14 2025.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its Clerk, this the 18th day of December, 2025.

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: _____
Tommy Battle, Mayor

ATTEST:

By: _____
Shaundrika Edwards
Clerk

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 document, 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 for and as the act of said corporation on the day the same bears day.

GIVEN under my hand and official seal this the 18th day of December, 2025.

Notary Public

THIS INSTRUMENT PREPARED BY:
Hill Land Surveying, Inc.
133 Featherstone Lane
Hampton Cove, AL 35763

ADOPTED this the 18th day of December, 2025.

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

APPROVED this the 18th day of December, 2025.

Mayor of the City of
Huntsville, Alabama