

Huntsville, Alabama

305 Fountain Circle Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting Meeting Date:	12/19/2024	File ID: TMP-4952
Department: Legal		
Subject:	Type of Action:	Approval/Action
Ordinance authorizing the vacation of Utility and Drainage East Condominium, 1st Amendment, 3312 South Memoria Parkway	•	n Commons Land
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: Stadium Commons Land Condominium, 1 st Amenda District: District 1 □ District 2 □ District 3 □ District	ment, 3312 South I ict 4 □ District	•
Additional Comments:		

ORDINANCE NO. 24-

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. 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, Gran and attested by its City Clerk		Quitclaim Deed to be signed on its behalf by its Mayor of, 2024.
		CITY OF HUNTSVILLE, ALABAMA, a municipal corporation
		By: Tommy Battle, Mayor
ATTEST:		
By: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.

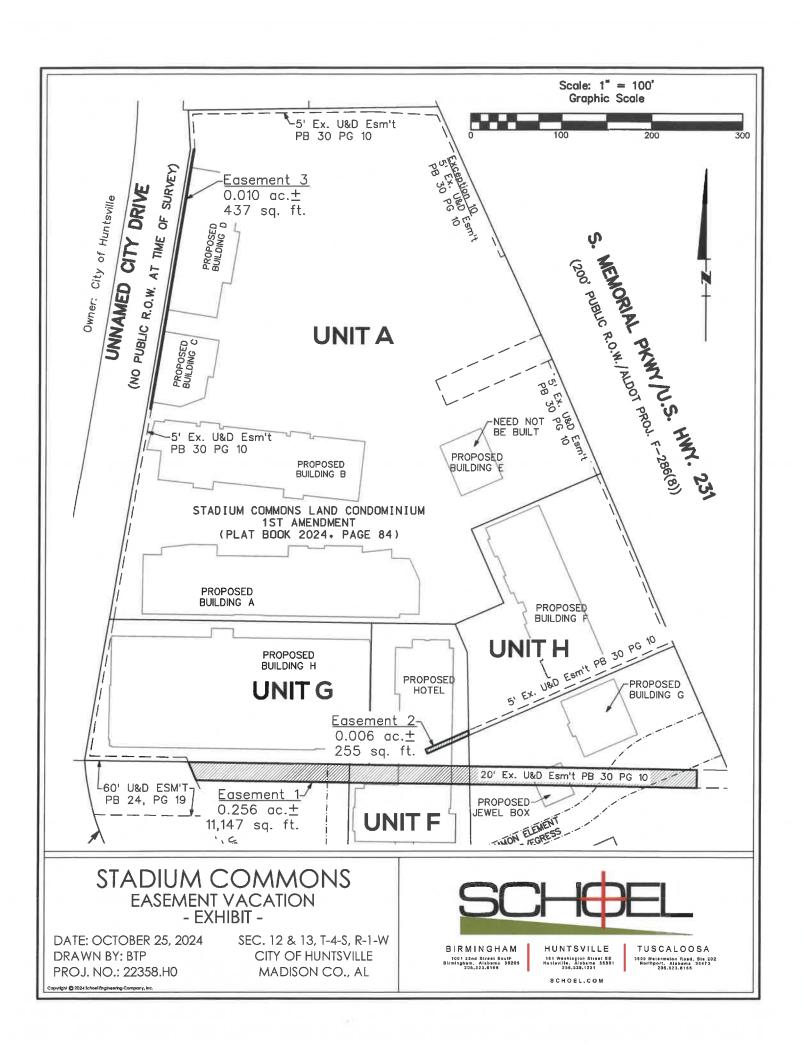
Easement 3

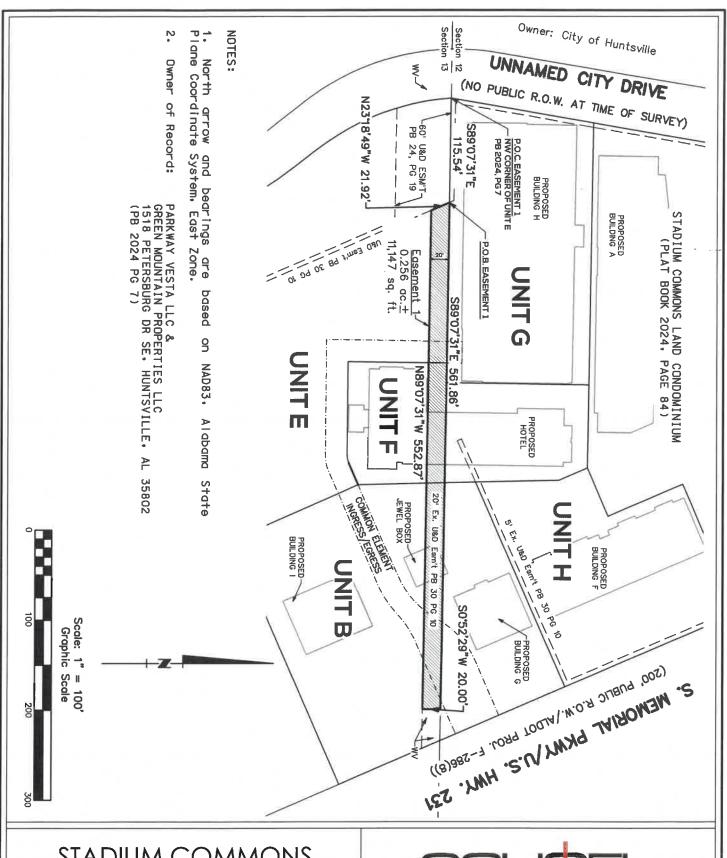
A portion of a 5-foot utility and drainage easement situated in Unit A of Stadium Commons Land Condominium 1st Amendment (Plat Book 2024 Page 84) and in Section 12, Township 4 South, Range 1 West, of the Huntsville Meridian, Madison County, Alabama, {BEARINGS AND/OR DISTANCES referenced to the Alabama 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 <u>Point of Beginning</u>;

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 <u>Point of Beginning</u>.

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





STADIUM COMMONS EASEMENT VACATION - EXHIBIT -

DATE: OCTOBER 25, 2024 DRAWN BY: BTP

PROJ. NO.: 22358.H0

SEC. 12 & 13, T-4-S, R-1-W CITY OF HUNTSVILLE MADISON CO., AL

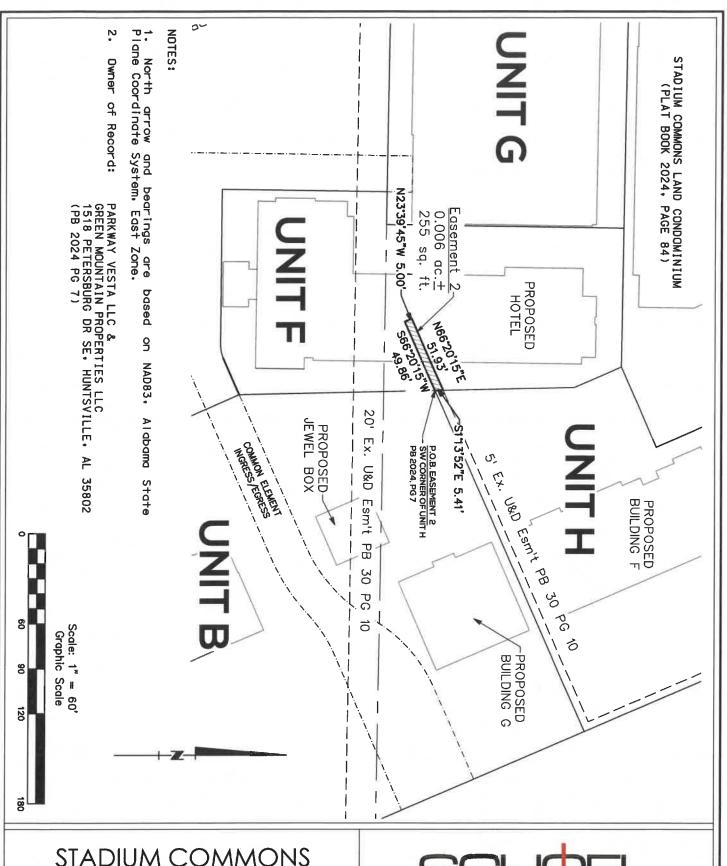


BIRMINGHAM 1001 22nd Street South Birmingham. Alabama 35205 205.323.6166 HUNTSVILLE

151 Washington Street SE
Huntsville, Alabama 35901
256.639,1221

TUSCALOOSA
3600 Watermelon Road, Ste 202
Northport, Alabama 35473
205.823.6166

SCHOEL.COM



STADIUM COMMONS EASEMENT VACATION - EXHIBIT -

DATE: OCTOBER 25, 2024 DRAWN BY: BTP

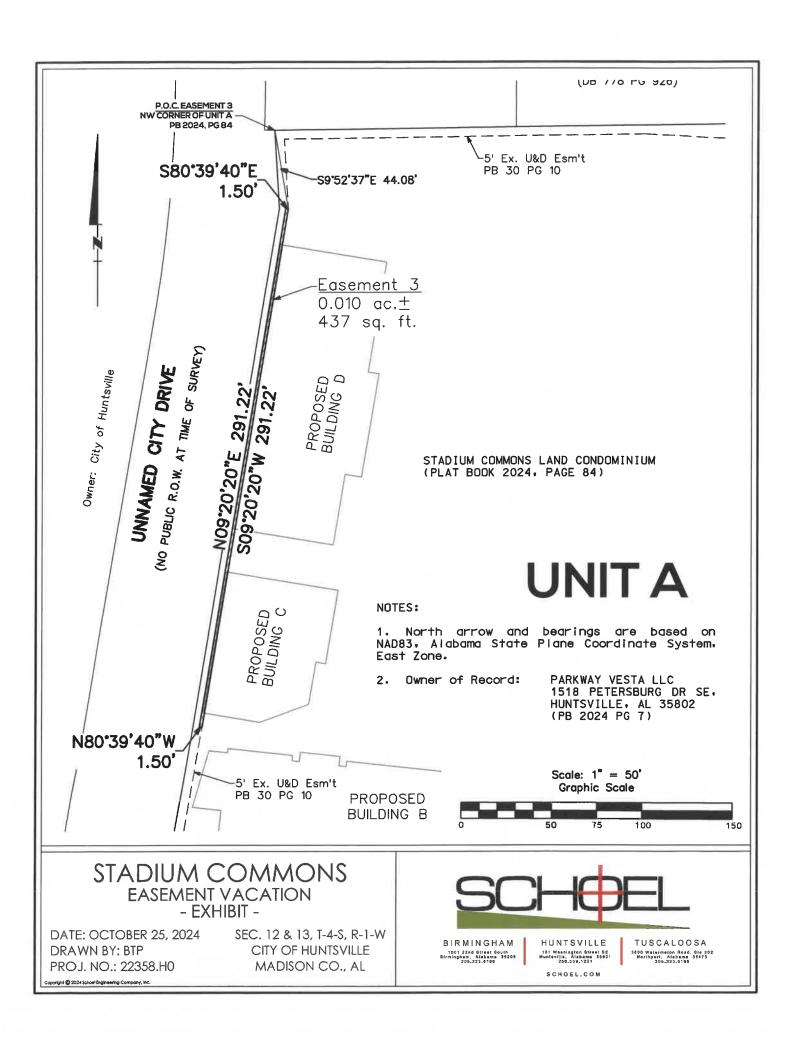
PROJ. NO.: 22358.H0

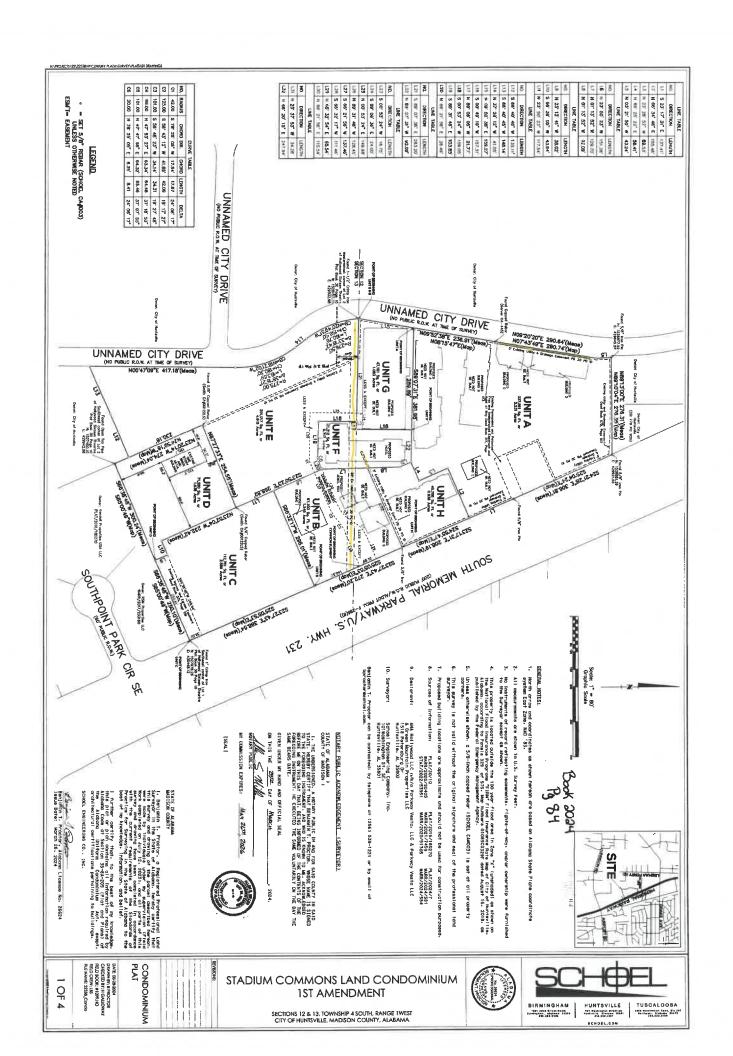
SEC. 12 & 13, T-4-S, R-1-W CITY OF HUNTSVILLE MADISON CO., AL



BIRMINGHAM 1001 22nd Street South Birmingham, Alexame 35205 206.323.6166 HUNTSVILLE 101 Washington Street 88 Huntsville, Alabama 35801 256,539,1221 TUSCALOOSA 3600 Watermelon Road, Sie 202 Northport. Alebama 35473 205,323,8186

SCHOEL.COM





A proved of land straused in the Holleywood Science Theatre (Plat Rook to Ruga Itil) and in Section 12, Township of South, Samay 1 Wast, of the Hactories Awardian, Awardian Cossens, Albanna (SEANINGS AWA)OR SOSTANCES intervenced to the Authanna Stam Plane Coordinate System. SOSTANCES intervenced to the Authanna Stam Plane Coordinate System.

This is the shape the month me of shall at it as a found with make on the west of paid of very fellow the mode of the ready it. Surfamer 33 is in the count of the 200 fit from some of paid of very device and South Homes of Paid (where 23 is not some of paid of very of each South Homes of Paid (where 23 is not south S interiories 20 exemple East 350 de freet along the weet like of said Lex 2 to a set 5/dr "exhau Echanel CaudOJ); inheres run North Gol degrees 2.1 minutes 50 excend West 43.24 feet along the weet him of a lad Lex 2 to a found 5/dr "exhar; thereoa run North 85 degrees 13 minutes GO seconds East 5/dr "exhar; thereoa run North 85 degrees 13 minutes GO seconds East of lact 3 of sald Höllymood States Theather; thence run North 09 degrees Schmidder 38 seconds East 19,2,7 feet along the west lime of said Los? The said Step "mehal Calenda" Laconds and the grount of legislings, thence run North 09 degrees 52 minuted 31 seconds East 23,5,31 feet along the west line of said Los 2 to a found capped refus; thence run North 09 degrees 20 nencing at a found 1.5" crimp iron at the westernmost come

Said parcel contains 5.231 acres (227,851 square feet) more or less

A parcel of land situated in the Hollywood Statem Theatre (Plat. Book 30 Page 10) and in Section 12 and Section 13, Township & South, Statege 1 West, of the Humoristie Meridian, Medican County, Alekans, (BLMIMGS AMD/OR DISTANCES referenced to the Alabama State Phote Strate System, East Zone, NAD83(2011)) and being more

Commending at a hand I' (nipped iron at the southeast converdict I and bill-playmood States There are divised on the west afterof war of States There are the States There are I and the states to the west afterof war of States There are I and States The States Can are
Kend 22 degree 22 minormed it accord, Ward 1824.5 we state of any
west signified varyed piles from the Internation I and 1824.5 we state signified and piles
west signified varyed piles from the Morrish 2014 of the piles of the piles are
to state 1827 man (States Out 2001 and the Project of the piles are to accord
to the piles I minorish 1924 and the piles of the piles of the size as 4 to
piles the piles of the piles

A parcel of land situated in the Kollywood Skiteen Theatre (Plat Book 30 Page 10) and in Section 12 and Section 13, Township 4 South, Nange 1 West, of the Hentsville Meridian, Madrison County, Alabana,

(Extancis ANO/th OSTANCIs referenced to the Ashama Star Prine Gordinant Sparine, Ista, San, MASSI(2011) And being more particularly described at plateous commercing at a found? I'm impedition at the southward corner of lots 1 de abl silight-wood States Thankar and being on the west right of way of Starth Managal Herbergy U.S. (Hayward 2014) thankars an North 23 degrees 27 minutes G3 seconds Bren. 1906 feet star g the

welt right of sing of said South Meteoratal Extension (11.5 Nightenig 231) to the finite of highesting there can show the designes 22 monates 17 seconds West 11.1 dick level factor can 33.5, 11 seconds West 11.1 dick level factor can 33.5, 11 seconds West 11.1 dick level factor can 33.5, 11 seconds West 11.1 dick level factor can 33.5, 11 seconds West 11.1 dick level factor dick can give of 25 seques 27 minutes 32 seconds with with a 1.4 the times non bridge a cover to the right bridge a follow of 13.0 dick level a school of 13.00 dicks, a death rappie of 30 seques 17 minutes 32 seconds, and a closed beauting and discourse of 500.00 feet seques 1.0 minutes 13 seconds, and a closed beauting and discourse of 500.00 feet seques 2.0 minutes 13 seconds with 13.1 dick level factor can 50.00 feet seques 2.0 minutes 13 seconds, and a devide beauting 13.07 feet slower to the right bridge a centre to the right bridge a centre to the right bridge a centre to 13.00 feet seques 2.0 minutes 13 seconds in 13.00 feet seques 10.0 minutes 13 seconds in 13.00 feet seques 1.0 minutes 13 seconds in 13.00 feet to 10.00 feet there can 6.00 feet the second 10.00 feet the second 1

redica of 101.00 leet, a deba angle of 37 degrees 07 minutes 56 seconds, not a devolutering and advances of leven n°0 degrees 47 minutes 58 seconds less 62 likes 1, throw no not Add Men advang 1 and to the night sharp and 10 and 100 of leet, a deba angle of 37 degrees 15 minutes 35 seconds, and 10 about journing and times of leven no degrees 15 minutes 27 amounts 62 and 62 all feet to the west digit of vary of sald Supin Memoral Reduces (16. Mighersy 22.11) futnoce on South 35 degrees 27 minutes 62 areas could be 62 all feet deep feet west digit of vary of sald Supin Memoral Reduces (16. Mighersy 23.1) banck to the over of sald Supin Memoral Reduces (16. Mighersy 23.1) banck to the

Minoral Referenç (I.S. Highway 2.31); threat on Scale Ali oligance Ali minotas de Section Nert (Scale Center along the south for of parliar it us at a 15 per chair Conference on the Section Nert (Scale Center along the south for 2.5 deprect 3.1 minotas of section Nert 2.5 at 15 per chair Conference on the Section Conference on Scale Center 1.5 at 15 per chair Conference on Scale Center 1.5 at 15 per chair Conference on the Section Conference on Scale Center 1.5 at 15 per chair in the Section Conference on Section Nert (Scale Center Conference on Section Scale Center Conference On Section Nert (Scale Center Conference on Section Scale Center Ce

A percel of land situated in the Hollywood Safteen Theatre (Plat Book 30 Page 10) and in Section 12 and Section 13, Township 4 South, Range 1 West, of the fundarille Meridian, Medizon County, Alebanra, (BEADINGS AND/OR DISTANCES

Indignizing at a found 15° often join at the entirement occurs of led 2 of add independed access therein; because no south 85 days and for indignity absence for the control of the contro CLA CRESS haves an oscend de deprese on microse on second week that is feet to as set yib'r reader (Canada Cada CRES) beneve can have the despered for microscope of seconds facility at 12,12 fiether to a set yib'r reader (Canada Cress), beneve can 13,12,30 set and 12,12 fiether to a set yib'r reader (Canada Canada C radiur of 20,00 feet, a delte segle of 24 degrees (6 principal 18 seconds, and a d-oud sharing and distance of Neroh 19 degrees 22 minutes 05 seconds sest 82.5 feet to a set 55% relays (School CAB 050); these can in Neroh 65 degree 12 minutes 56 seconds set 15,64 feet to a set 55° mars (Sohool CAB 053) to the seal him of seld car 2; these can south 25 degrees 50 minutes 25 seconds (set 170.15 feet a Tound 5/8" rebsi: thence run South 33 degrees 30 minutes 14 asconds East 330.16 feet along said Lot 1 to a set 5/8" rebar (Schoel CAV 003); thence run South 66 degrees 40 minutes 49 seconds West 35.31 Nest to a set 5/8" rebar (Schoel along the east line of said us? In a set 5/0" relac (School Cut 00%); there non South 28 degrees of minimes 23 arounds East 117.43 leed along the sout lee said us 2 to a Found 5/0" relace on Les 1 of all offendours discher Traders; there run South 67 degrees 27 minutes 33 sectorist West 254,55 feet along said Lot 1 to eferenced to the Alabama State Plane Coordinate System, East Zone, NADB3(2011)) and being more particularly described as follows:

acid (of 1 to a set sjiff roate (School CAM 603) and she <u>Printer of Baginning</u> thereon in South 64 large said handled discround West 2002 Mert ideap the seath the set all set of 100 and 100

Commencing at a found 2" chimped from at the southeast conner of loc i.
of sale followood Schwele filthware and the goat the south of south Alemonial Pathway (10.5. Highway 2011); theose numer olph South Alemonial Pathway (10.5. Highway 2011); theose numer of south filthware and the south Alemonial Pathway (10.5. Highway 2011). The south filthware south filthware and south Alemonia (10.5. Highway 2011).

A parend of land situated in the Holywood Statern Theore (Plut Sook 20 Aeg at 3) land in Section 13. Township 4 Soot, it Range 1 West, of the Humbell A Markellon Goothy, Albabera, (864-81495 AND/OR, DETAILATES referenced to the Albabera State (Flore Coordinate System). See 3 Cons., MASSA(2011) and being more particularly described as

Said parcel contains 4.767 acres (207,667 square feet) more or less.

A parcel of land stratted in the Hollywood Streen Theatre (Plat Book 30 Page 10) and in Section 12 and Section 13. Township 4 South, Range 1 West, of the Huntsville Meridian, Medison County, Astenna, (BEABINGS AND/OR DISTANCES NAD83(2011)) and being more particularly described as follows:

Commercing at a based 1° crimped into act the continent conner of lot 1 of said linkywood Streen; Bearin and lasking on the west right of ways of South belenoisil Princing (List, Righward St.) them can be that I deployed Streen; Bearin and lasking on the west right of ways of South belenoisil Princing (List, Righward St.) the term in Next 31 deployed 22 minutes 63 seconds West 131.05 feet always that right of ways of cast's State themsel 13 seconds West 131.05 feet being and cast of South 64 deployed 23 minutes 13 seconds when 111.05 feet being and cast of the South 64 deployed 25 minutes 25 seconds West 131.05 feet being an about 132.05 feet at 1 content being and cast on the slight being a radius of 132.05 feet, a chall takeful princing an about 132.05 feet, a chall takeful princing and the slight being a radius of 132.05 feet, a chall takeful princing and the slight of 142.05 feet, a feet between the South 64 deployed 30 minutes 13 seconds, and a feet between the 150 feet being a conne to the princip being as and charles being and distance of South 76 deployed 20 minutes 13 seconds, and a feet being and distance of South 76 deployed 20 minutes 13 seconds, and a feet being and distance of South 76 deployed 20 minutes 13 seconds, and a feet being and distance of South 76 deployed 20 minutes 13 seconds, well a feet being and distance of South 76 deployed 21 minutes 14 seconds, when 15 minutes 14 seconds with 172.16 feet being and distance of South 76 deployed 21 minutes 14 seconds with 172.16 feet before to the feet being and distance of South 76 deployed 21 minutes 14 seconds with 172.16 feet before to the feet being and distance of South 76 deployed 21 minutes 14 seconds with 172.16 feet before to the feet being and distance of South 76 deployed 21 minutes 14 seconds with 172.16 feet before to the feet being and distance of South 76 deployed 21 minutes 14 seconds with 172.16 feet before to the feet 151 minutes 14 seconds and 152.16 feet before to the feet 151 minutes 14 seconds and 152.16 feet before to the f degree SS invitate 24 seconds East 18500 feet; there are south 185 degree 50 infinites 26 seconds East 24.00 feet; there are south 10 degree 55 instance 24 seconds West 135,500 feet; there are South 80 degrees 31 indiances ded seconds East 101 85 Seet; there are for South 80 degrees 31 indiances ded seconds East 101 85 Seet; there are no 84.01 feet stong a curve to the left baring a radiat of

Long a come to the inframedy a finding of SELECTROPE, a field to appear of 20 degrees of 100 minutes 35 seconds, and a through being and distance of North 20 degrees of 100 minutes 36 seconds fault-400 latest clones cause to the minutes 35 seconds fault-400 latest changes and 200 fault-4 minutes 45 seconds fault-400 minutes 45 seconds fault-400 minutes 45 seconds fault-400 minutes 25 seconds, and a cond-bellety and distances deviced 76 degrees 25 minutes 25 seconds fault-400 minutes 20 seconds fault-400

The above described parcel (Unit E) contains 4.615 acres (201,017 sq. ft.) more or

A parcial of bind shusted in the Holywood Schein Thastre (Flut Book 30 Page 1) and for Sachion 12 and Sestion 13.1 Formatile) 4 Sook, Surge 1 Hers, of the Humbrille Heridan, Heddoor Course, Jahanna, (BEAHMES AN)OR DISTANCES referenced to the Alabama State Plans Cookiems Fytems (Bast Zona, HADER)(2011)) and bring more particularly described as follows:

non South 00 daymes 40 minutes 10 exponds West 137-31 feet to a set 550° minute Sobrel C-44 0315 minora non North De daymes 100 enhances 05 expones West 137-1 feet to a set 510° minute (150-per C-40 030); bitmore non South 00 degrees 51 militates 24 excents West 130.05 feet to a set 150° minute (150-050 C-44 030); bitmore non South 85 degrees 31 minutes 45 excelosis East 100.85 feet to a set 510° minute South 85 degrees 31 minutes 45 excelosis East 100.85 feet to a set 510° minute Commencing at a found 1.5° crimp into at this weakenmost content of Leaz 2 of said kell-process Content in Theories the North Disabages 52 minutes 28 secrosis East 136.17 feet allow (the weakfiller of said (as 1 on as 5 ½) of Period Publication Call) shares can South 30 degrees 67 minutes 13 seconds East 286.50 feet along 146 (as 2 to a set 5 ½" meter (School Cast 003) and the Profits of Inglanding - Theorem (School CAU 005); themen was A.1 feet along a come to the left himship a reditor of 2000 feet, a felt anegle of 24 degrees for industrial 18 seconds, and a blood baseling and distance of from the degree 25 minutes 65 seconds feet 8.3.1 feet to a set \$67 minute 50 basel 6.48 033; themen sun from the degrees 11 minutes 56 seconds tead 26.40 feet to a set \$10° minute (20 basel CAU 003) on the sext flow of said late 2; 34.28 feet to a set 5/8" rebar (School Caut003); thence run North 88 degrees 07 minutes 31 seconds West 93.09 feet back to the <u>Point of Beginning</u>.

DATE 03-28-2024
DRAWN 8Y: 8 PROCTOR
CHECIED SY: H GALLOWAY
RELD BOOK: # 1059-HO
RELD CREW; 185
RE NAME 22358_Condo

2 OF 4

CONDOMINIUM

Book 2024 Bg 85

Only, the nor marken's IT degrees 29 minutes 12 seconds West 41.05 fest no a set 5/6" rebar (Schoel OM 001); there or mi 500.76 feet along a curee to the right having a radius of 27.50 that, a brook barring and distance of Merch 20 degree that the order of the control of the

PROFESSIONAL

256. DI seel to a set 5/6" when Ciscool Load CO33 on the west right of way of said South Memorial Ferforary (U.S. Highway 231); wherea run South South degrees 27 minutes 48 seconds Eud 83645 feet along the west right of way of said South Memorial Perhway (U.S. Highway 231) back to the <u>Feders of</u>

BIRMINGHAM HUNTSVILLE TUSCALOOSA

Page 101 iso in Section 13. Township Squich, Barge 1 West, of the Huntridia behalden, Madison Courty, Adabana, (BLASMICS AND)CR DISTANCEs referenced to the Abbarna State Plans Coordinate System, East Zone, NADB32011] and being more particularly described as follows:

<u>Reginning</u> at a found 1" crimped iron at the southeast corner of Lot 1 of said toffywood Shitem Theatra and being on the west right of way of South

STADIUM COMMONS LAND CONDOMINIUM 1ST AMENDMENT

SECTIONS 12 & 13, TOWNSHIP 4 SOUTH, RANGE TWEST CITY OF HUNTSVILLE, MADISON COUNTY, ALABAMA

easte, as recorded in Figi Book 30, Page 30 and the Southmeet anner of Section 12. Youndship 4 South, Ranges I Wear, or the anner of Section 12. Youndship 4 South, Ranges I Wear, or the pression benefities, Neutron Courny, Jahaman, (84241WGS AND) on STANCES referenced to the Adabasma State Fiene Coordinate team, East Zone, NADBA(2011)] and babing more particularly

Enginesis at a board 1-1/2 inch Cirap from marking the extramental commer of salface 2, B.C. Cabb hishipwood Stanson Theastm, these unit hearth 50 depress 5 amontus 19 decess 10 amontus 19 deces 10 amontus 19 deces 10 amontus 19 decess 10 amontus 19 deces 10 am arcel contains 1.092 acres (47,563 sq. ft.) more or less.

Commencing at 1 found 1' chrisped fron it the southeast commer (off at at which indexed on these well eight of war of South Memorial Sensen Teaches and fished on the west right of war of South Memorial Sensen(all L. Sighor A. 13). It when it is the south of Southeast is second with a SOUTH SEASON (Sensen Southeast and Southeast Association and Southeas A parcial of land situated in the Hodywood Sorteen Theatre (Part book 30 Pags 10) and in Section 13 and Section 13. Township 6 South, Tange 1 West, of the Humstellin Hondidan, Handdoon Coathy, Abbanna, GELERHOS AND/AND DISTANCES referenced to the Abbanna State Plane Coordinate System, Sen Zone, MADBL(2011) and being State Plane Coordinate System, Sen Zone, MADBL(2011) and being State Plane Coordinate System, Sen Zone, MADBL(2011) and being State Plane Coordinate System, Sen Zone, MADBL(2011) and being State Plane Coordinate System.

Feet, a delth single of 10 degrees 27 minutes 28 seconds, and a chord bearing and distance of South Sciences 48 minutes 12 seconds. West 4.1.0 feet, these on no South Sciences 12 minutes 12 seconds West 2.1.0 feet, these on no South Sciences 12 minutes 12 seconds with all 37 of feet in feet and control to the electric seconds with all 37 of feet in feet, the control west 13.10 feet, the second with all 32 of feet, the control to the electric seconds with all 32 of feet, the control to the control Highway 231); thence run South 23 degrees 27 minutes 43 seconds East 51.99 feet along the west right of way of said South Memorial Parkway (U.S. Highwey 251) back to the <u>Point of Beginning.</u>

The above described parce) (Unit G) contains 1.083 acres (47,161 sq. ft.) more or less, in total.

A parced of land shared in the Melwood States Theater
(the back 30 Page 10) and in Section 12 and Section 12, Township
Securi, Sunge 1 West, of the Internotive Internation, Sections
Country, Adelannia, BEADMESS ANGIOR RETINATES reference to
the Authornia State False Condented Systems, part Zenny,
NAUSE(2011)) and belong town particularly discribed as follows:

Commending at it found I' chiqued from at the southest come of talk of and his/proof Samuel Terminal and deep on the wart (spin of way 50 should have been been as the second of the sec

where slong it carries to the algorithmic part and out of 2.00 from, a financing of 2.01 shapers 50 minutes 3 to accord to 1.01 shapers 51 minutes 50 seconds bytes 1.25 bit free; there is no Second 50 separes 60 minutes 2.00 free; the beaux or local 50 separes 60 minutes 2.00 free; the beaux or local 50 separes 60 minutes 2.00 free; the beaux or local 50 separes 61 minutes 2.00 free; the beaux or local 50 separes 61 minutes 2.00 free; the beaux or local 50 seconds 1.00 free; the beaux or local 50 seconds 1.00 free; a self-se apple 62 st depress 60 minutes 61 seconds, main 4 sock self-separes 61 minutes 53 seconds 61 set 50 Commercial at a found if relegate to an 4th absolutant content of cell 1 all and independent content of cell 1 all and independent content of cell and independent content con

Book 2024 B 8

> STADIUM COMMONS LAND CONDOMINIUM **1ST AMENDMENT**

SECTIONS 12 & 13, TOWNSHIP 4 SOUTH, RANGE 1WEST CITY OF HUNTSVILLE, MADISON COUNTY, ALABAMA

BIRMINGHAM 1941 State Street South Socioppare, Alongo TERRA Socioppare, Alongo TERRA TUSCALOGSA sets at a services most, the 301 benchpart, Adabase 21472 pgs. 519-6181 HUNTSVILLE

#CHOEL,COM

CONDOMINIUM

ON THIS THE LLE, DAY OF ADD STREAM SEAL MARSHELL DAY OF ARCIL COUNTY OF COMPOSSION STATE OF ALABAMA NOTARY PUBLIC ACKNOWLEDGEMENT (OWNER) COUNTY OF MAD 13 DAY ON THE THE BUT DAY OF THE BHILLIA TATE OF ALABAMA MEOF ALABAMA allynn Cain COUNTY OF MAD 15 MY alling Cain OTARY PUBLIC ACKNOWLEDGENEST (OWNER OTARY PUBLIC ACKNOWLEDGEMENT (OWNER ANA HOLLYWOOD, LIC. NIKIA PARKWAY VESTA. BY: M. MOJEMBAD. NAGENDA RAO HOTAKIRA TS: MANAGER ECLARANT CERTIFICATE HE INCREMENDA, ANDIAR FURLICA MAD DES SAD COMPET HE ALD SITE, RESERVEREN PER MADERIA DE PREMIÀ DEL PROPERTO DE MADERIA DE COMMISSION BOYRES: 01'04'2017 MI TO HOTAKIRA NAGENCRA RAO THOTAKIRA MANAGER INDER MY HAND AND OFFICIAL SEAL SSION EXPRES: 01/01/2017 R MY HAND AND OFFICIAL SEAL N36 NAME OF TAXABLE PARTY. Allabor Cach IN WITHES WHEREOF, BANK INDEPENDENT, AN ALABAMA BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE DULY EXECUTED MAKI REGEPLÜĞEL MALABAMA BAKBEŞ CORPORINDIN, KANDIZINDE BIRĞE HAKI CERINAH MƏRINGALE BEÇÜZÜĞE DI PRAKINYA TÜŞIN, LLC, MALAMAMA BIRĞINLƏRIY CORPARYA NO MAK HOLLYNOOD, LLC, KIKÇA PAKINYA TESIA, LLC, AN ALAMAMA LURĞID JURBIT COMPAKIY, MAÇIN KOĞİNDA BEÇÜNDÜĞEL BIRÇA PAKINASI TIR KANDA BAKIN BIR JAKIN AND MAÇI PERBIT JORU AN HING CƏRIRÇATE, KI SEGALIBED BIT LAM FOR HE PURFOLE ÇI KANDA KILL FORCE, AND BEÇETÎ CÎ DINE ÇÜNDÜNBALIK HAXINDI MAÇIN. ON THIS THE LIP DAY OF APOL COUNTY OF MASIS ON THIS THE ILL BAY OF TOY! AT COMMISSION EXPRES: 01/06/2023 SWEN UNDER MY HAND AND OFFICIAL SEAL OTARY PUBLIC ACKNOWLEDGEMENT (MORTGAGEE) BE, AN ALABAMA BANKING CORPORATION [SEAL] NOTE 1: AS PROVIDED IN THE DECLARATION OF COMPONERSIAM OF STADSUM COMMONS LAND CONDOMENSIA, THE BOUNDARRES OF EACH OF THE UNITS ARE AS FOLLOWS: NIDGE OF PROBATE MADEON COUNTY, ALABAMAY LINITS A THROUGH H OF STADUM COMMONS LAND CONDOMINUM AS RECORDED IN THE DECLARATION OF CONDOMINUM, OF STADUM COMMONS LAND CONDOMINUM, CAVEN UNDER MAD ON AND OFFICIAL SEAL DATED January 10th I HE HENDESHET, NOTANY MULICE HAND TORS AND COUNTY BY AND STIR. HEIBEY CORRY THAN CORRY BY AND STIR. HEIBEY CORRY THAN CORRY TORS CORRY WORST HANDA NO AND SERVICE MODERN THAN CORRY AND STIR. HE MODERN TO AN AND SERVICE MODERN TO AN AND SERVICE MODERN THAN CORRECT HE MODERN THE CORRESPONDED THE CORRESPOND IREST LACESCHANK, A, MORTANET, INFOR THAT CERVA MARTINAS EXECUTED NY GREM-KOUTHEN PROPEREZ, LICE, AN MAJAMA, METER UMBET COMMEN, METER HORTANE WICHMERS THE LINKS RESCURED IN THE FLOW AND MAY RESERVING IN THE CERTIFICATE AS RECURED BY THAT FOR THE PROPESS OF CHANGE BULL GASCE AND EFFECT TO THE CONDOMINENT PLAN AND MAP. IN WITHERS MY RECO, THEST JACKSON ANNA, HAS CAUSED THESE PRISEDNES TO BE DILLY EXECUTED THIS THE CAY OF AREA TO SECURE. Arry Jour Maden 87: GENE WOODEN MORTGAGEES CERTIFICATION (A) THE UPPER AND LOWER BOUNDARIES OF EACH UNIT EXTEND TO THEIR PLANAR INTERSECTIONS WITH THE LATERAL OR PERMITRICAL BOUNDARIES, AS FOLLOWS: THE PERMETRICAL VERRICAL BOUNDARY OF EACH OF THE UNITS IN THE CONDOMINUM PROPERTY ARE LEGALLY DESCREED ON THIS PLAT. (B) THE LOWER BOUNDARY IS THE PLANE AT THE CENTER OF THE EARTH. (I) THE UPPER BOUNDARY IS THE PLANE OF INFIRITY; AND ときる \$202.88 -11 SALES DIDOMERUM PROPERTY AND ALL (NETS SACH ARE SUBJECT TO DEVELOPMENT BIGHTS, SPECIAL MARTERS, AND OTHER OCCLARANT RESERVED RICHTS TO CHEATE ADDITIONAL UNITS TO ACH ELBARTS, AND OTHER DECLARANT RESERVED RICHTS TO CONDOMERUM OF STADIUM KONS LAND CONDOMERUM OF STADIUM KONS LAND CONDOMERUM. 10m IN THE OFFICE OF THE 2024 I. Trank. Dank. AND SIATE KROESID, CERTETHATTHE WITHIN AND ROBECOME AUTRUMENT OF WITHING WAS PLED FOR RECORD IN THIS CHICE ON COUNTY OF MADISON | CERTIFICATE FOR RECORDING

Book 2024 By £8

4 OF 4

CHEDORES DI 01/12/223

SEAL

моте: . Опимом вереме чротин невсем ченце вымимере и тре влющью социольном мостом по третом по

DOCUMBRING PLAT BOOK 2004 1 84-87 THE THE LC. DAY OF April

AT 11:45 OF CLOCK AND DULY RECORDED AS:

2024

CONDOMINIUM PLAT

EACH URI SHOWN HERICAN IS UNJECT TO DOPELOWING MIGHTS, AND THE DECLARANT, FOR DIFFERENCE HER REPORT OF CREATE ADDITIONAL URISE OR COMMON ELEMENTS WITHIN EACH UNIT, AS MORE PARTICULARLY SET PORTH IN THE DECLARATION.

STADIUM COMMONS LAND CONDOMINIUM **1ST AMENDMENT**





Ordinance No. 24 (Cont.)	
ADOPTED this the 19th day of Dec	cember, 2024.
	President of the City Council
	of the City of Huntsville, Alabama
APPROVED this the <u>19th</u> day of <u>D</u>	vecember, 2024.
	Mayor of the City of
	Huntsville, Alabama