



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/13/2025

File ID: TMP-5279

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement at Chase Creek Park, 1530 Highway 72 East, for Trailhead Investment Company.

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: 1530 Highway 72 East

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 a utility and drainage easement; that the applicant has represented to the City of Huntsville that **Trailhead Investment Company, 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

THIS INDENTURE MADE AND ENTERED into this, the 13 day of March, 2025, by and between **CITY OF HUNTSVILLE, an Alabama municipal corporation**, hereinafter referred to as "Party of the First Part", and **Trailhead Investment Company, LLC, an Alabama limited liability company**, hereinafter referred to as "Party of the Second Part".

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Party of the First Part in hand paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, the Party of the First Part has this day remised, released, quitclaimed and conveyed to the Party of the Second Part, the following described lot or parcel of land lying and being situated in the County of Madison, State of Alabama, to-wit:

See Exhibit "A" attached and made a part hereto.

TO HAVE AND TO HOLD unto the Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto caused this quitclaim to be signed in its behalf by its Mayor and attested by its City Clerk, the day and year hereinabove first written.

CITY OF HUNTSVILLE,
an Alabama municipal corporation

By: _____
Tommy Battle
Its: Mayor

ATTEST:

By: _____
Shaundrika Edwards
Its: City Clerk

Prepared by:
Alan P. Judge, Attorney at Law
3330 L & N Drive, Suite A
Huntsville, Alabama 35801

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Tommy Battle and S. Edwards, whose names, as Mayor and City Clerk respectively, of the City of Huntsville, an Alabama municipal corporation, are signed to the foregoing conveyance, who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, 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 date

GIVEN under my hand and seal on this the 13th day of March, 2025.

Notary Public

Commission Expiration Date: _____

Grantor's name and address:

City of Huntsville
308 Fountain Circle SW
Huntsville, AL 35801

Grantee's name and address:

Trailhead Investment Company, LLC,
an Alabama limited liability company

Property address:

Prepared by:
Alan P. Judge, Attorney at Law
3330 L & N Drive, Suite A
Huntsville, Alabama 35801

“Exhibit A”

A PORTION OF SECTION 17, TOWNSHIP 3S, RANGE 1E, LYING AND BEING IN MADISON COUNTY, ALABAMA AND BEING RECORDED IN THE OFFICE OF PROBATE RECORDS, MADISON COUNTY, ALABAMA, DEED BOOK 0554, PAGES 0259.

THIS IS A 20 FOOT BY THIRTY FOOT EASEMENT ADJACENT TO SOUTHSIDE OF U.S. 72 HIGHWAY RIGHT-OF-WAY.

TOGETHER WITH:

20' U&D EASEMENT SITUATED EVENLY ALONG THE SOUTH BOUNDARY LINE OF LOT 1 OF CHASE CREEK PARK TRACT 1 RESUBDIVISION AND THE ADJOINING LOT 2 OF CHASE CREEK PARK TRACT 1 RESUBDIVISION PHASE II AS RECORD IN THE OFFICE OF PROBATE RECORDS, MADISON COUNTY, ALABAMA, DOCUMENT NUMBERS 20170525000293880 AND 202000030639 RESPECTIVELY.

Prepared by:
Alan P. Judge, Attorney at Law
3330 L & N Drive, Suite A
Huntsville, Alabama 35801

ADOPTED this the 13th day of March, 2025.

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

APPROVED this the 13th day of March, 2025.

Mayor of the City of
Huntsville, Alabama