



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 12/19/2024

**File ID:** TMP-4960

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**Department:** Urban Development

**Subject:**

**Type of Action:** Approval/Action

Resolution authorizing the acceptance of 0.17 acres of land from Habitat for Humanity of the River Valley, for the Tate Lowry Subdivision Community Development project.

Resolution 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:** property located along Derrick Street also known as Lot 71 of the Tate Lowry Subdivision

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

**Additional Comments:**

**RESOLUTION NO. 24-\_\_\_\_\_**

**BE IT RESOLVED** by the City Council of the City of Huntsville, Alabama, that the Mayor be, and he is hereby authorized to accept that certain Statutory Warranty Deed, by and between HABITAT FOR HUMANITY OF THE RIVER VALLEY, an Alabama non-profit corporation, formerly known as Habitat for Humanity of Madison County, as the Grantor, and the City of Huntsville, an Alabama municipal corporation, as the Grantee, for donation in fee simple by Grantor to the City of Huntsville for that certain 0.17 acres located in Madison County on Derrick Street, also known as Lot 71 of the Tate Lowry Subdivision, further designated as Madison County Tax Parcel PPIN 114146 (the “Property”); and

**BE IT FURTHER RESOLVED THAT** the City of Huntsville, Alabama, hereby accepts donation of the Property, attached hereto and identified as “Statutory Warranty Deed,” consisting of three (3) pages, including exhibits (if any), and the Mayor is hereby directed and authorized to have said Statutory Warranty Deed recorded in the Probate Records of Madison County, an executed copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

**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

THIS INSTRUMENT PREPARED BY:

PLEASE RECORD AND RETURN TO:

Katherine Amos Beasley  
Lanier Ford Shaver & Payne P.C.  
2101 W. Clinton Avenue, Suite102  
Huntsville, AL 35805  
(256) 535-1100

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STATE OF ALABAMA

COUNTY OF MADISON

**STATUTORY WARRANTY DEED**

**THIS CONVEYANCE** is made and entered into on this the 5<sup>TH</sup> day of DECEMBER, 2024, by and between **HABITAT FOR HUMANITY OF THE RIVER VALLEY, an Alabama non-profit corporation, f/k/a HABITAT FOR HUMANITY OF MADISON COUNTY**, as the Grantor, and **CITY OF HUNTSVILLE**, an Alabama municipal corporation, as the Grantee.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, in fee simple, the property situated in Madison County, Alabama, particularly described as follows:

**LOT 71 OF TATE LOWRY SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 1, PAGE 149, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA.**

**SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.**

**TO HAVE AND TO HOLD** the same unto the Grantee, and to its successors and assigns, forever.

**AND THE** Grantor does, for itself and its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, except current ad valorem taxes, easements, rights of way, and building setback lines of record; that it has a good right to sell and convey the same as aforesaid; that it will forever warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons, except as aforesaid.

**IN WITNESS WHEREOF**, the said Grantor has hereunto caused this instrument to be duly executed and delivered the same on the day and year first written above.

**GRANTOR:**

**HABITAT FOR HUMANITY OF THE RIVER  
VALLEY f/k/a Habitat for Humanity of  
Madison County, an Alabama  
non-profit corporation**

By: \_\_\_\_\_

Bethany Shockney, President

By: \_\_\_\_\_

Bobby DeNeefe, Secretary



STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETHANY SHOCKNEY, as President of HABITAT FOR HUMANITY OF THE RIVER VALLEY, an Alabama non-profit corporation, f/k/a Habitat for Humanity of Madison County, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she, as such officer and with full authority, executed the same for and as the act of said corporation, as of the day the same bears date.

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

*Janice LeGette Rogers*  
\_\_\_\_\_  
NOTARY PUBLIC

My commissioner expires: 4/14/2028

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOBBY DeNEEFE, as Secretary of HABITAT FOR HUMANITY OF THE RIVER VALLEY, an Alabama non-profit corporation, f/k/a Habitat for Humanity of Madison County, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority, executed the same for and as the act of said corporation, as of the day the same bears date.

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

  
NOTARY PUBLIC  
My commissioner expires: 6/17/2028



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:

Grantor's Address: 400 Pratt Avenue, Huntsville, AL 35801  
Grantee's Address: Community Development, P.O. Box 308, Huntsville, AL 35804  
Property Address: +/- 0.17 acres of Property on Derrick Street, known as Lot 71 Tate Lowry Subdivision  
(Tax Assessor PPIN: 114146)  
Value: \$3,500.00 (tax appraised value)

**THE PREPARER OF THIS DOCUMENT HAS NOT BEEN REQUESTED TO RENDER AN OPINION, AND NO OPINION IS HEREBY RENDERED, WITH RESPECT TO THE STATE OF TITLE TO THE FOREGOING REAL PROPERTY OR THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN.**