



# 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-4941

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**Department:** Urban Development

**Subject:**

**Type of Action:** Approval/Action

Resolution authorizing the acceptance of a 0.16 acre tract of land from Stanley Developers, LLC, for Tract C of the J.O. Johnson Legacy Village complex.

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:** J.O. Johnson Legacy Village, Tract C

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

**Additional Comments:**

0.16 acre tract of land.

**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 Gift Deed, by and between Stanley Developers, LLC, an Alabama limited liability company, as the Grantor, and the City of Huntsville, an Alabama municipal corporation, as the Grantee, for donation by Grantor to the City of Huntsville for that certain 0.16 acre (6,844.77 sq.ft.) tract of land located in part of Tract C of J.O. Johnson Legacy Village, as recorded in Plat Book 2020, Page 39787, Madison County, Alabama (the "Property"); and

**BE IT FURTHER RESOLVED THAT** the City of Huntsville, Alabama, hereby accepts donation of the Property, attached hereto and identified as "Gift Deed," consisting of three (3) pages, including exhibits, and containing the date of November 25, 2024, appearing on the First Page, and the Mayor is hereby directed and authorized to have said Gift 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:**

Katherine Amos Beasley  
Attorney for Grantee  
Lanier Ford Shaver & Payne P.C.  
2101 W. Clinton Ave, Suite 102  
Huntsville, AL 35805  
256-535-1100

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STATE OF ALABAMA

COUNTY OF MADISON

**GIFT DEED**

THIS GIFT DEED is made and entered into on this the 25 day of November, 2024, by and between **STANLEY DEVELOPERS, LLC**, an Alabama limited liability company, as the Grantor, and the **CITY OF HUNTSVILLE**, an Alabama municipal corporation, as the Grantee.

WITNESSETH: That the Grantor for and in consideration of the receipt of a charitable contribution, which is acknowledged by the Grantee by acceptance of this instrument, and other good and valuable consideration to the Grantor, the sufficiency of which 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, as a gift, fee simple title to the property situated Madison County, Alabama, more particularly described as follows (the "Property"):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

SUBJECT TO all easements, restrictions, and other matters of record, ad valorem taxes for the current tax year, and all matters that would be reflected by a current, accurate survey of the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, unto the said Grantee, its successors and assigns, forever, SUBJECT TO those Permitted Exceptions.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee's successors and assigns, that it is lawfully seized in fee simple of said Property, that said Property is free from all encumbrances unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same, except as aforesaid, unto the said Grantee, and its successors and assigns, forever, against the lawful claims of all persons claiming by or through Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Gift Deed to be executed by its duly authorized representative on the date first above written.

GRANTOR:

STANLEY DEVELOPERS, LLC,  
an Alabama limited liability company

By: Thornton Stanley, Jr.  
Thornton Stanley, Jr., Authorized Member

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THORNTON STANLEY, JR., whose name as Authorized Member of STANLEY DEVELOPERS, LLC, an Alabama limited liability company, 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 Authorized Member and with full authority, executed the same for and as the act of said limited liability company, as of the day the same bears date.

Given under my hand and official seal this the 25 day of November, 2024.



Katherine Amos Beasley  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

My Commission Expires 08/19/2026

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: 4410-A Evangel Circle, Huntsville, AL 35816  
Grantee's Address: P.O. Box 308, Huntsville, AL 35804  
Property Address: +/- 0.16 acres in Section 10, T3S, R1W  
Appraised Value: \$49,000.00 (donation)

**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.**

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EXHIBIT "A"

TRACT "A"  
STATE OF ALABAMA:  
MADISON COUNTY:

A PART OF TRACT "C" OF J.O. JOHNSON LEGACY VILLAGE AS RECORDED IN PLAT BOOK 2020, PAGE 39787 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY ALABAMA, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10. THEN NORTH 89 DEGREES 18 MINUTES 26 SECONDS WEST, 174.63 FEET TO A POINT. THEN SOUTH 00 DEGREES 30 MINUTES 09 SECONDS WEST, 920.00 FEET TO A POINT. THEN NORTH 89 DEGREES 01 MINUTE 09 SECONDS WEST, 687.02 FEET TO THE POINT OF BEGINNING.

THEN FROM THE POINT OF BEGINNING NORTH 00 DEGREES 30 MINUTES 09 SECONDS EAST A DISTANCE OF 82.22 FEET TO A POINT.

THEN NORTH 71 DEGREES 31 MINUTES 02 SECONDS EAST A DISTANCE OF 52.47 FEET TO A POINT.

THEN ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 200.00 FEET AND A DELTA ANGLE OF 06 DEGREES 56 MINUTES 32 SECONDS, A DISTANCE OF 24.23 FEET (A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 02 MINUTES 46 SECONDS EAST, 24.22 FEET) TO A POINT.

THEN SOUTH 00 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 109.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 6844.77 SQUARE FEET, MORE OR LESS.