



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/27/2025

File ID: TMP-5314

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement for City Centre Phase 3 (Bartley Lofts Apartments) at 805 Monroe Street. (Bartley Lofts)

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: 805 Monroe Street

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 **Bartley Lofts, 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:

(Space Above Line for Use by Recording Office)

THIS INSTRUMENT PREPARED BY:

W. Graham Burgess
MAYNARD NEXSEN PC
655 Gallatin St. SW
Huntsville, Alabama 35801
(256) 551-0171

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into on this 27 day of March, 2025 by and between **CITY OF HUNTSVILLE**, an Alabama municipal corporation, ("Grantor") and **BARTLEY LOFTS, LLC**, a Delaware limited liability company ("Grantee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash and other good and valuable consideration, this day in hand paid to the Grantor by the Grantee, the receipt and sufficiency of all of which is hereby expressly acknowledged by the Grantor, the Grantor has this day remised, released, quitclaimed, conveyed and confirmed and does, by these presents, remise, release, quitclaim, convey and confirm, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", AND GRAPHICAL DEPICTION ATTACHED HERETO AS EXHIBIT "B"

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

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:	305 Fountain Circle SW, P.O. Box 308, Huntsville, Alabama 35801
Grantee's Address:	925 Makers Way NW, Huntsville, AL 35806
Property Address:	2 square feet ± situated off Davis Circle, Huntsville, Alabama 35801
Tax Parcel ID No.	17-01-01-2-000-015.000 (portion)
Purchase Price:	N/A

[signature page to follow]

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed on its behalf by its Mayor and attested by its City Clerk, this the 27th day of March, 2025.

GRANTOR:

CITY OF HUNTSVILLE,
an Alabama municipal corporation

By: _____
Tommy Battle, Mayor

ATTEST:

By: _____
Shaundrika Edwards, City Clerk

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for the above 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**, an Alabama municipal corporation, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said municipal corporation on the day the same bears day.

Given under my hand this the 27th day of March, 2025.

NOTARY PUBLIC
My Commission Expires:

THIS INFORMATION WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATION AND ISSUED NO TITLE OPINION OR TITLE INSURANCE.

Exhibit "A"
Legal Description

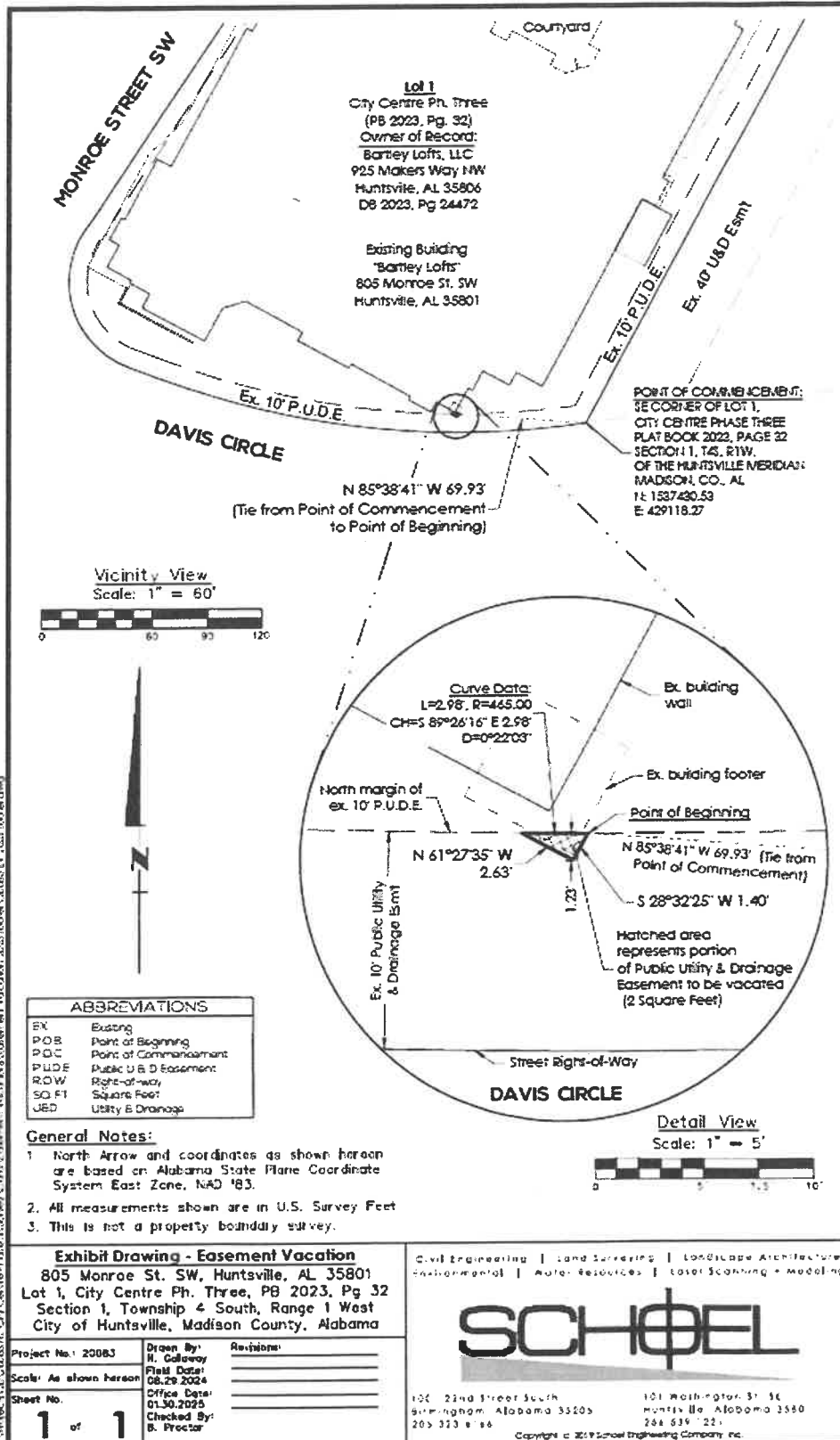
A parcel of land situated in LOT 1, CITY CENTRE PHASE THREE as recorded in Plat Book 2023 Pages 32-33 in the Office of the Judge of Probate, Madison County, Alabama, and in Section 1, Township 4 South, Range 1 West of the Huntsville Meridian, Madison County, Alabama, {BEARINGS, DISTANCES AND COORDINATES referenced to the Alabama State Plane Coordinate System, East Zone, NAD83 (2011)} and being more particularly described as follows:

Commencing at the southeast corner of said LOT 1 (N: 1537430.53, E: 429118.27); thence run North 85 degrees 38 minutes 41 seconds West, 69.93 feet to a point lying on the north margin of a 10-foot wide Public Utility and Drainage Easement, and the Point of Beginning;

Thence, from the Point of Beginning, run South 28 degrees 32 minutes 25 seconds West, 1.40 feet to a point; thence run North 61 degrees 27 minutes 35 seconds West, 2.63 feet to a point lying on the north margin of said easement; thence run 2.98 feet along the north margin of said easement, along a curve to the left having a radius of 465.00 feet, a delta angle of 00 degrees 22 minutes 03 seconds, and a chord bearing and distance of South 89 degrees 26 minutes 16 seconds East, 2.98 feet back to the Point of Beginning;

Said parcel contains 2 square feet, more or less.

Exhibit "B" Graphical Depiction



ADOPTED this the 27th day of March, 2025.

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

APPROVED this the 27th day of March, 2025.

Mayor of the City of
Huntsville, Alabama