



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 7/10/2025

File ID: TMP-5697

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement on Lot 71, Tammerack Links Fourteenth Addition. (Miller)

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: Lot 71, Tammerack Links Fourteenth Addition

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 applicants have represented to the City of Huntsville that **Andrew Russell Miller Living Trust and Ashley Lauren Miller Living Trust**, are the owners 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

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **CITY OF HUNTSVILLE, ALABAMA, an Alabama municipal corporation**, hereinafter referred to as "Grantor", in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid to it by **ANDREW RUSSELL MILLER LIVING TRUST and ASHLEY LAUREN MILLER LIVING TRUST**, hereinafter referred to as "Grantee", and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby REMISE, RELEASE, QUITCLAIM AND CONVEY unto the said 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:

ALL THAT PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, MADISON COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMENCING AT A 5/8" CAPPED REBAR FOUND PURPORTED AS BEING THE NORTHWEST CORNER OF LOT 71 OF TAMMERACK LINKS FOURTEENTH ADDITION A RESUBDIVISION OF LOTS 71 THRU 73 OF TAMMERACK LINKS THIRTEENTH ADDITION AS RECORDED IN PLAT BOOK 44, PAGE 51 IN THE PROBATE RECORDS OF MADSION COUNTY, ALABAMA, THENCE SOUTH 88 DEGREES 21 MINUTES 11 SECONDS EAST 10.19 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING AND CHORD DISTANCE OF SOUTH 10 DEGREES 13 MINUTES 47 SECONDS EAST 5.11 FEET TO A POINT; THENCE SOUTH 88 DEGREES 21 MINUTES 11 SECONDS EAST 137.15 FEET TO A POINT; THENCE NORTH 00 DEGREES 43 MINUTES 20 SECONDS WEST 5.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 35 MINUTES 45 SECONDS WEST 5.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 21 MINUTES 11 SECONDS WEST 138.67 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT, HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING AND CHORD DISTANCE OF SOUTH 08 DEGREES 08 MINUTES 45 SECONDS EAST 5.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES (1379.7 SQ. FT.), MORE OR LESS

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, all of Grantor's right, title, interest and claim in and to the above described real estate.

[ALL SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this quitclaim deed to be signed on its behalf by its Mayor and attested by its City Clerk, on this the 10 day of July, 2025.

ATTEST:

**CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation**

By: _____
Shaundrika Edwards, City Clerk

By: _____
Tommy Battle, Mayor

STATE OF ALABAMA)
 ;
COUNTY OF MADISON)

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

Given under my hand and official seal this the 10th day of July, 2025.

Notary Public
My Commission Expires: _____

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:

Date of Transfer: _____, 2025
Grantor's Address: 308 Fountain Circle, Huntsville, AL 35801 Grantee's
Address: 3106 Haver Hill Ln. Owens Crossroads, AL 35763
Property Address: Vacation of easement at 3106 Haver Hill Ln. Owens Crossroads, AL 367563
Purchase Price: \$0 – Nominal value for vacation of easement

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE EXAMINATION HAS BEEN PERFORMED BY THE PREPARER OF THIS DEED AND NO OPINION HAS BEEN EXPRESSED OR RENDERED WITH RESPECT TO THE TITLE OR LEGAL DESCRIPTION OF THE ABOVE DESCRIBED REAL PROPERTY.

This instrument was prepared by: John M. Stanley, Jr. 473 sharps Cove Rd. Gurley, AL 35748

ADOPTED this the 10th day of July, 2025.

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

APPROVED this the 10th day of July, 2025.

Mayor of the City of
Huntsville, Alabama