



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 7/24/2025

File ID: TMP-5731

Department: Urban Development

Subject:

Type of Action: Approval/Action

Resolution authorizing the acceptance of a certain tract of land east of Moores Mill Road and north of Harris Hill Boulevard for a designated right-of-way.

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:

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

Additional Comments:

RESOLUTION NO. 25-_____

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 Warranty Deed for a right-of-way, by and between Trailhead Investment Company, LLC, an Alabama limited liability company, as the Grantor, and the City of Huntsville, an Alabama municipal corporation, as the Grantee, to the City of Huntsville for that certain 0.01 acre (585 sq.ft.) tract of land located east of Moores Mill Road and north of Harris Hill Boulevard in Chase Creek Park Tract 1, as recorded in Plat Book 2024, Page 143, Madison County, Alabama (the “Property”); and

BE IT FURTHER RESOLVED THAT the City of Huntsville, Alabama, hereby accepts donation of the Property for a right-of-way, attached hereto and identified as “Warranty Deed,” consisting of three (3) pages, including exhibits, and containing the date of March 27, 2025, appearing on the First Page, and the Mayor is hereby directed and authorized to have said 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 24th day of July, 2025.

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

APPROVED this the 24th day of July, 2025.

Mayor of the City of Huntsville, Alabama

STATE OF ALABAMA
COUNTY OF MADISON
(Right-of-Way)

WARRANTY DEED

THIS INDENTURE, made and entered into on this the 27th day of March, 2025, by and between Trailhead Investment Company, LLC, an Alabama limited liability company, as party of the first part, hereinafter called Grantor, and the City of Huntsville, Alabama, as party of the second part, hereinafter called Grantee.

WITNESSETH: That Grantor, for and in consideration of One and No/100 Dollar (\$1.00) and other good and valuable consideration, to it paid this day by Grantee, receipt 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 Grantee, all that certain land lying and being situated in the City of Huntsville, County of Madison, State of Alabama, to-wit:

See Legal Description Attached hereto as Exhibit A

TO HAVE AND TO HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns forever.

Grantor does hereby covenant with and represent unto Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the tracts or parcels of land above described; that the same are free of encumbrances, that it has a good and lawful right to sell and convey the same; and that it will warrant and defend the title to the same unto Grantee, its successors and assigns forever, except as to ad valorem taxes, and any easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed with full authority on the date first above written.

Preparer:
Mark Hunter
Trailhead Investment company, LLC
mark@concord-land.com
(256) 990-4155
2000 Andrew Jackson SE, Huntsville, AL 35811

TRAILHEAD INVESTMENT
COMPANY, LLC,
an Alabama limited liability company

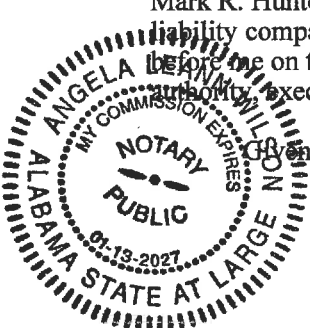
By: [Signature]
Mark R. Hunter
Its: Manager

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mark R. Hunter, as Manager of TRAILHEAD INVESTMENT COMPANY, LLC, an Alabama limited liability company, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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

[Signature]
Notary Public
My Commission Expires: 01/13/2027



Right of Way Dedication

A parcel of land located in Southeast one quarter of Section 17, Township 3 South, Range 1 East Madison County, Alabama and being over a portion of Lot 1 Chase Creek Park Tract 1 Re-Subdivision Phase 3 as recorded in Plat Book 2024, Page 143 in the Office of the Judge of Probate Madison County, Alabama. Said parcel being more particularly described as follows:

Begin at the Southeast corner of the above-mentioned Lot 1, said point also lying on the West right of way of Moores Mill Road; thence leaving said right of way run North 84 degrees 53 minutes 05 seconds West along the South line of said Lot 1 for a distance of 3.54 feet to a point, said point marking the beginning of a curve turning to the right having a radius of 590.38 feet, a central angle of 15 degrees 47 minutes 36 seconds, a chord bearing of North 15 degrees 12 minutes 42 seconds East and a chord distance of 162.22 feet; thence leaving said South line run along the arc of said curve for a distance of 162.74 feet to a point; thence run North 52 degrees 55 minutes 01 seconds East for a distance of 7.19 feet to a point on the aforementioned right of way and the East line of said Lot 1, said point also lying on a curve turning to the left, having a radius of 167.84 feet, a central angle of 16 degrees 23 minutes 22 seconds, a chord bearing of South 15 degrees 31 minutes 23 seconds West and a chord distance of 167.29 feet; thence run along the arc of said curve, along said right of way and along said East lot line for a distance of 586.84 feet to the POINT OF BEGINNING. Said parcel contains 585 square feet or 0.01 acres more or less.

AREA TO BE DEDICATED TO
THE CITY OF HUNTSVILLE AS
RIGHT OF WAY