



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

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

File ID: TMP-5752

Department: Legal

Subject:

Type of Action: Approval/Action

Resolution authorizing the Mayor to execute a Corrective Quitclaim Deed to correct the legal name of the Grantee and the legal description contained in that certain Quitclaim Deed, recorded in Document Number 20140710000363390 in the Probate Records of Madison County, Alabama, and authorized and adopted pursuant to Resolution No. 06-187, regarding a right-of-way along St. Clair Avenue.

Resolution No.

Finance Information:

Account Number: TBD

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: Right-of-way long St. Clair Avenue

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

Additional Comments:

This vacation of a portion of St. Clair Avenue was adopted and approved by Res. No. 06-187 on February 9, 2006. This corrective deed is being given to correct the legal description and the legal name of the grantee contained in the original Quitclaim Deed, recorded on July 10, 2014, in the Probate Records of Madison County, as Document Number 20140710000363390.

RESOLUTION 25 - _____

WHEREAS, by Resolution No. 06-187, adopted on February 9, 2006, the City Council of the City of Huntsville, Alabama ("Council") authorized the vacation of a portion of St. Clair Ave (the "Resolution").

WHEREAS, the United States of America was and remains the owner of the adjoining land on the north side of the portion of St. Clair Ave approved for vacation by the Resolution.

WHEREAS, on behalf of the United States of America, the Declaration of Vacation submitted to Council for the vacation of said right of way was executed by the Tennessee Valley Authority (the "TVA").

WHEREAS, that portion of right of way vacated pursuant to the Resolution was subsequently erroneously conveyed by Grantor to the TVA instead of the United States of America.

WHEREAS, pursuant to the Resolution, on July 10, 2014, the City executed a Quitclaim Deed conveying certain property, as further described therein, to the TVA (the "Original Deed"), and the Deed was recorded as Document Number 20140710000363390 in the Probate Records of Madison County, Alabama.

WHEREAS, after adopting the Resolution, the City was informed by the TVA that the Grantee name was incorrect and that the legal description contained within the Original Deed contained an error.

WHEREAS, the City Council of the City of Huntsville, Alabama desires to adopt this Resolution to approve and authorize the execution of a corrective deed in order to correct the legal name of the Grantee and the legal description contained in the Original Deed.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Huntsville, Alabama, that the Mayor be, and he is hereby authorized, empowered, and directed to execute that certain Corrective Quitclaim Deed, by and between the City of Huntsville, an Alabama municipal corporation, as Grantor, and the United States of America, as Grantee, consisting of four (4) pages, including exhibits, and attached as Exhibit "A" hereto.

BE IT FURTHER RESOLVED, that the Mayor is hereby directed and authorized to have said Corrective Quitclaim Deed recorded in the Probate Records of Madison County, with an executed copy of said document to be 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 24th day of July, 2025.

Mayor of the City of Huntsville, Alabama

Exhibit "A"

[Attach Corrective Quitclaim Deed from City of Huntsville to the United States of America]

This Instrument prepared by:
Katherine Amos Beasley
Attorney for Grantor
Lanier Ford Shaver & Payne, PC
2101 W. Clinton Ave., Ste. 102
Huntsville, Alabama 35805
256-535-1100

TVA Trac Nos. 2APSS-1,Q1 and HUVSS-2

**THE PURPOSE OF THIS INSTRUMENT IS
TO CLEAR TITLE**

STATE OF ALABAMA

COUNTY OF MADISON

CORRECTIVE QUITCLAIM DEED

WHEREAS, by Resolution No. 06-187, adopted on February 9, 2006, the City Council of the City of Huntsville, Alabama ("Council") authorized the vacation of a portion of St. Clair Ave (the "Resolution");

WHEREAS, the United States of America was and remains the owner of the adjoining land on the north side of the portion of St. Clair Ave approved for vacation by the Resolution;

WHEREAS, on behalf of the United States of America, the Declaration of Vacation submitted to Council for the vacation of said right of way was executed by the Tennessee Valley Authority (the "TVA");

WHEREAS, that portion of right of way vacated pursuant to the Resolution was subsequently erroneously conveyed by Grantor to the TVA.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned, CITY OF HUNTSVILLE, an Alabama municipal corporation, as Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the UNITED STATES OF AMERICA, as Grantee, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby remise, release, quitclaim and convey unto the said Grantee, its successors and assigns, all of its right, title, interest, and claim in and to the following described real estate situated in the County of Madison, State of Alabama, to-wit (the "Property"), only insofar as the Property is not already owned by the United States of America by virtue of the Warranty Deed from the City of Huntsville recorded in Book 324, page 95 in the office of the Madison County Judge of Probate:

See Exhibit "A" attached hereto and incorporated herein.

**THIS CORRECTIVE DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION
AND THE LEGAL NAME OF GRANTEE CONTAINED IN THAT CERTAIN**

QUITCLAIM DEED, RECORDED ON JULY 10, 2014, AS DOCUMENT NUMBER 20140710000363390 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA. THIS INSTRUMENT IS INTENDED TO RELATE BACK TO THE ORIGINAL DEED.

SUBJECT TO ad valorem taxes for the current tax year, and all easements, rights-of-way and restrictions of record; AND FURTHER RESERVING UNTO GRANTOR any and all existing easements and rights-of-way of record in favor of Grantor, including, but not necessarily limited to, the easement for utilities and drainage in favor of the City of Huntsville, Alabama, provided for in the Original Deed to which this instrument relates back.

TO HAVE AND TO HOLD the same unto the said UNITED STATES OF AMERICA, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor caused this Corrective Quitclaim Deed to be duly executed and effective as of the 24th day of July, 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 Notary Public in and for said County and 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 this instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said City.

GIVEN under my hand and official seal this the 24th 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:

Grantor's Address:	305 Fountain Circle, Huntsville, Alabama 35801
Grantee's Address:	United States of America, c/o Tennessee Valley Authority 1101 Market Street, BR 4B, Chattanooga, TN 37402-2801
Property Address:	0.385 acres in NW ¼ of S1 & NE ¼ of S2, T4S, R1W
Value:	N/A – THE PURPOSE OF THIS INSTRUMENT IS TO CLEAR TITLE

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.

Exhibit "A"
(Legal Description of the Property)

STATE OF ALABAMA
MADISON COUNTY

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, THE
NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 1
WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA.

PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE CENTER OF
ST. CLAIR AVENUE, SAID PLACE OF TRUE BEGINNING LOCATED NORTH 01
DEGREE 57 MINUTES 34 SECONDS EAST, 70.00 FEET; NORTH 89 DEGREES 04
MINUTES 24 SECONDS WEST, 25.00 FEET, NORTH 02 DEGREES 54 MINUTES 36
SECONDS EAST, 415.30 FEET, NORTH 10 DEGREES 19 MINUTES 24 SECONDS
EAST, 132.94 FEET NORTH 17 DEGREES 27 MINUTES 15 SECONDS EAST, 179.45
FEET AND NORTH 15 DEGREES 09 MINUTES 09 SECONDS EAST, 34.76 FEET
FROM THE CENTER OF THE EAST BOUNDARY OF SECTION 2, TOWNSHIP 4
SOUTH, RANGE 1 WEST.

THENCE FROM THE PLACE OF TRUE BEGINNING AND ALONG THE
CENTER OF ST. CLAIR AVENUE, NORTH 71 DEGREES 40 MINUTES 44
SECONDS WEST, 471.63 FEET TO A POINT ON THE EAST BANK OF
HUNTSVILLE SPRING BRANCH;

THENCE ALONG THE EAST BANK OF HUNTSVILLE SPRING BRANCHES
NORTH 05 DEGREES 02 MINUTES 51 SECONDS EAST, 35.94 FEET TO A POINT
ON THE NORTH MARGIN OF ST. CLAIR AVENUE;

THENCE ALONG THE NORTH MARGIN OF SAID ST. CLAIR AVENUE, SOUTH
71 DEGREES 38 MINUTES 48 SECONDS EAST, 441.63 FEET TO THE P.C. OF A
CURVE;

THENCE CONTINUING ALONG THE NORTHERLY MARGIN OF ST. CLAIR
AVENUE AND AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 30.00
FEET AND A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 19
MINUTES 33 SECONDS EAST, 45.32 FEET TO AN IRON STAKE;

THENCE SOUTH 15 DEGREES 09 MINUTES 09 SECONDS WEST, 63.96 FEET TO
THE PLACE OF TRUE BEGINNING AND CONTAINING 16,748 SQ. FEET OR
0.3845 ACRES.