



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 1/8/2026

**File ID:** TMP-6415

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**Department:** Legal

**Subject:**

**Type of Action:** Approval/Action

Ordinance authorizing the vacation of Utility and Drainage Easements, Twenty Lake Hold, 120 Electronics Boulevard.

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:** 120 Electronics Boulevard.

**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 utility and drainage easements; that the applicant has represented to the City of Huntsville that **120 Electronics Owner, LLC**, is the owner of the property across which said easements lie; that said easements, or the portions being vacated, are not presently used and are 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 easements hereinafter described, said deed being substantially in words and figures as follows, to-wit:

***This Instrument prepared by:***

Benjamin W. Hutton  
Bradley Arant Boult Cummings LLP  
200 Clinton Avenue West, Suite 900  
Huntsville, Alabama 35801  
(256) 517-5100

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

RECORDING USE ONLY

**Grantor's Name/Mailing**

**Address:**

City of Huntsville, Alabama  
308 Fountain Circle  
P.O. Box 308  
Huntsville, Alabama 35801

**Grantee's Name/Mailing**

**Address:**

120 Electronics Owner, LLC  
1275 Peachtree Street, NE,  
Ste 550  
Atlanta, Georgia 30309

**Property address:** n/a

**Date of sale:** September \_\_,  
2025

**Purchase price:** n/a

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale   ☐ Sales Contract   ☐ Closing Statement   ☐ Appraisal   ☒ Other

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**QUITCLAIM DEED FOR VACATION OF EASEMENT**

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WHEREAS, the **City of Huntsville, Alabama** (the "Grantor") is the holder of that certain drainage easement as shown in Plat Book 2022, Page 458, recorded in the Office of the Judge of Probate of Madison County, Alabama, portions of which are more particularly described on Exhibit A attached hereto (collectively, the "Easement Property"); and

WHEREAS, the Grantor has agreed to vacate the Easement Property and to convey all of its right, title and interest in and to the Easement Property to **120 Electronics Owner, LLC**, a Georgia limited liability company (the "Grantee").

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby remise, release, and forever quitclaim to the Grantee, all its right, title, interest and claim in and to the Easement Property.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

TO HAVE AND TO HOLD the Easement Property unto the Grantee forever.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on or as of the 8th day of January, 2026.

CITY OF HUNTSVILLE, ALABAMA

By: \_\_\_\_\_  
Tommy Battle, Mayor

Attest: \_\_\_\_\_  
Shaundrika Edwards,  
City Clerk

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 document, 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 for and as the act of said corporation on the day the same bears day.

Given under my hand and official seal this the 8th day of January, 2026.

\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My commission expires: \_\_\_\_\_

## EXHIBIT A

### Easement Property Description

#### PARCEL 1

A parcel of land situated in Lot 3, Twenty Lake Hold (Plat Book 2022, Page 458) and in the Northeast Quarter of Section 5, Township 5 South, Range 2 West, of the Huntsville Meridian, Madison County, Alabama, {bearings and distances referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of said Lot 3; thence run North 89 degrees 55 minutes 38 seconds East 396.34 feet to the south line of an existing 25 foot P.U.D.E. (public utility and drainage easement)(Plat Book 2022, page 458) and the Point of Beginning; thence run South 20 degrees 45 minutes 57 seconds East 116.20 feet; thence run South 03 degrees 21 minutes 21 seconds East 19.04 feet; thence run South 89 degrees 31 minutes 11 seconds West 311.12 feet; thence run South 89 degrees 57 minutes 53 seconds West 101.79 feet to the east line of said existing 25 foot P.U.D.E.; thence run North 00 degrees 08 minutes 13 seconds East 20.17 feet along the east line of said existing 25 foot P.U.D.E. to the north line of an existing 50 foot drainage easement (Plat Book 2022, Page 458); thence run South 60 degrees 30 minutes 34 seconds East 14.91 feet along the north line of said existing 50 foot drainage easement; thence run North 89 degrees 50 minutes 21 seconds East 257.14 feet along the north line of said existing 50 foot drainage easement; thence run South 88 degrees 24 minutes 50 seconds East 126.25 feet along the north line of said existing 50 foot drainage easement; thence run North 20 degrees 05 minutes 29 seconds West 120.04 feet along the north line of said existing 50 foot

drainage easement to the south line of said existing 25 foot P.U.D.E.; thence run 17.20 feet along the south line of said existing 25 foot P.U.D.E. and a curve to the left having a radius of 490.50 feet, a delta angle of 02 degrees 00 minutes 31 seconds, and a chord bearing and distance of North 63 degrees 58 minutes 43 seconds East 17.20 feet back to the Point of Beginning.

Said parcel contains 0.161 acres (7,027 square feet) more or less.

## PARCEL 2

A parcel of land situated in Lot 3, Twenty Lake Hold (Plat Book 2022, Page 458) and in the Northeast Quarter of Section 5, Township 5 South, Range 2 West, of the Huntsville Meridian, Madison County, Alabama, {bearings and distances referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of said Lot 3; thence run North 84 degrees 30 minutes 07 seconds East 419.44 feet to the south line of a existing 25 foot P.U.D.E. (public drainage and utility easement)(Plat Book 2022, Page 458) and the Point of Beginning; thence run 5.64 feet along the south line of said existing 25 foot P.U.D.E. and a curve to the left having a radius of 490.50 feet, a delta angle of 00 degrees 39 minutes 32 seconds, and a chord bearing and distance of North 59 degrees 41 minutes 50 seconds East 5.64 feet; thence run South 88 degrees 36 minutes 57 seconds East 2.56 feet along the south line of said existing 25 foot P.U.D.E. to the north line of an existing 50 foot drainage easement (Plat Book 2022, Page 458); thence run South 20 degrees 05 minutes 29" East 151.90 feet along the north line of said existing 50 foot drainage easement; thence run North 89 degrees 23 minutes 43 seconds West 14.43 feet; thence

run North 03 degrees 21 minutes 21 seconds West 24.35 feet; thence run North 20 degrees 45 minutes 57 seconds West 123.42 feet back to the Point of Beginning.

Said parcel contains 0.027 acres (1,161 square feet) more or less.

### PARCEL 3

A parcel of land situated in Lot 3, Twenty Lake Hold (Plat Book 2022, Page 458) and in the Northeast Quarter of Section 5, Township 5 South, Range 2 West, of the Huntsville Meridian, Madison County, Alabama, {bearings and distances referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of said Lot 3; thence run South 68 degrees 53 minutes 16 seconds East 781.84 feet to the intersection of the north line of an existing 50 foot drainage easement with the west line of Common Area 1 (Plat Book 2022, Page 458) and the Point of Beginning; thence run South 43 degrees 15 minutes 49 seconds West 6.09 feet along the west line of said Common Area 1; thence run North 54 degrees 49 minutes 13 seconds West 109.03 feet; thence run North 17 degrees 39 minutes 28 seconds West 44.08 feet to the north line of said existing 50 foot drainage easement; thence run South 46 degrees 44 minutes 11 seconds East 146.47 feet along the north line of said existing 50 foot drainage easement back to the Point of Beginning.

Said parcel contains 0.044 acres (1,898 square feet) more or less.



#### PARCEL 4

A parcel of land situated in Lot 3, Twenty Lake Hold (Plat Book 2022, Page 458) and in the Northeast Quarter of Section 5, Township 5 South, Range 2 West, of the Huntsville Meridian, Madison County, Alabama, {bearings and distances referenced to the Alabama State Plane Coordinate System, East Zone, NAD83(2011)} and being more particularly described as follows:

Commencing at the northwest corner of said Lot 3; thence run South 10 degrees 59 minutes 20 seconds East 129.56 feet to the east line of a existing 25 foot P.U.D.E. (public utility and drainage easement)(Plat Book 2022, Page 458) and the Point of Beginning; thence run North 89 degrees 57 minutes 53 seconds East 101.96 feet; thence run North 89 degrees 31 minutes 11 seconds East 324.24 feet; thence run South 89 degrees 23 minutes 43 seconds East 73.25 feet to the north line of an existing 50 foot drainage easement (Plat Book 2022, Page 458); thence run South 62 degrees 13 minutes 53 seconds East 73.98 feet along the north line of said existing 50 foot drainage easement; thence run South 17 degrees 39 minutes 28 seconds East 83.11 feet; thence run South 54 degrees 49 minutes 13 seconds East 113.88 feet to the west line of Common Area 1 (Plat Book 2022, Page 458); thence run South 43 degrees 15 minutes 49 seconds West 18.65 feet along the west line of said Common Area 1 to the south line of said existing 50 foot drainage easement; thence run North 46 degrees 44 minutes 11 seconds West 153.44 feet along the south line of said existing 50 foot drainage easement; thence run North 62 degrees 13 minutes 53 seconds West 150.03 feet along the south line of said existing 50 foot drainage easement; thence run North 88 degrees 24 minutes 50 seconds West 156.36 feet along the south line of said existing 50 foot drainage easement; thence run South 89 degrees 50 minutes 21 seconds West 249.70 feet along the south line of said existing 50 foot drainage easement; thence

run South 54 degrees 51 minutes 48 seconds West 24.42 feet along the south line of said existing 50 foot drainage easement to the east line of said existing 25 foot P.U.D.E.; thence run North 00 degrees 08 minutes 13 seconds East 26.21 feet along the east line of said existing 25 foot P.U.D.E. back to the Point of Beginning.

Said parcel contains 0.330 acres (14,376 square feet) more or less.

**Ordinance No. 26-**\_\_\_\_\_ **(Cont.)**

**ADOPTED** this the 8th day of January, 2026.

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

**APPROVED** this the 8th day of January, 2026.

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Mayor of the City of  
Huntsville, Alabama