



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 12/4/2025

File ID: TMP-6309

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of Utility and Drainage Easements running through Lot 1, 1811 University Drive. (M&B Partnership)

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: 1811 University Drive

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 **M & B Partnership, LLP**, 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:

SEND TAX NOTICE TO:

M & B Partnership, LLP
1811 University Drive
Huntsville, Alabama 35801

This instrument prepared without the benefit
of title and survey by:

C. Jason Avery
Bradley Arant Boult Cummings LLP
1819 5th Avenue North
Birmingham, AL 35203
205-521-8000

QUITCLAIM DEED

STATE OF ALABAMA	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
MADISON COUNTY	§	

For and in consideration of the sum of Ten Dollars (\$10.00) to the undersigned, **CITY OF HUNTSVILLE, ALABAMA**, a municipality organized under the laws of the State of Alabama (Grantor”), in hand paid by **M & B PARTNERSHIP, LLP**, an Alabama limited liability partnership (“Grantee”), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to Grantee all of Grantor’s rights, title, interest, and claim, if any, in or to the following described real estate to-wit (the “Property”):

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor’s Name and Mailing Grantee’s Name and Mailing Address:
Addresses:

City of Huntsville
[insert]
[insert]

M & B Partnership, LLP
1811 University Drive
Huntsville, Alabama 35801

Premises Address: 1811 University Drive, Huntsville, Alabama 35801
Parcel Id. No. 14-07-35-1-003-015.000 (easement within this parcel id no.)

Date of Sale: **December 4, 2025**

The actual purchase price of the Property is \$0.00 and this conveyance is being recorded to vacate an easement as required by Grantor as part of a re-platting process.

[the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this conveyance as of this 4th day of December, 2025.

GRANTOR:

CITY OF HUNTSVILLE, ALABAMA

By: _____

Name: Thomas Battle, Jr.

Title: Mayor

STATE OF ALABAMA)

:

MADISON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas Battle, Jr., whose name as Mayor of the City of Huntsville, Alabama, 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 said instrument, and as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Mayor as aforesaid.

Given under my hand and official seal this _____ day of _____, 2025.

Notary Public

[NOTARIAL SEAL]

My commission expires: _____

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EXHIBIT A
[The Property]

An easement over and across a parcel of land situated in the Northwest one-quarter of the Northeast one-quarter of Section 35, Township 3 South, Range 1 West, Madison County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said quarter-quarter; thence run South 00 degrees 50 minutes 35 seconds West for a distance of 650.90 feet to a point on the Southerly right-of-way of University Drive; thence run North 61 degrees 10 minutes 04 seconds East along said right-of-way for a distance of 39.58 feet to a point, said point lying on a curve to the right and having a radius of 894.93 feet; a central angle of 41 degrees 22 minutes 21 seconds; a chord bearing of North 81 degrees 51 minutes 14 seconds East and a chord distance of 632.27 feet; thence run along the arc of said curve and right-of-way for a distance of 646.22 feet to a found 1/2 inch rebar, said point lying on a curve to the right and having a radius of 859.47 feet; a central angle of 08 degrees 37 minutes 59 seconds; a chord bearing of South 72 degrees 57 minutes 31 seconds East and a chord distance of 129.38 feet; thence run along the arc of said curve and right-of-way for a distance of 129.50 feet to a found 5/8 inch rebar; thence run South 70 degrees 37 minutes 35 seconds East along said right of way for a distance of 5.43 feet to a point, said POINT OF BEGINNING of the easement herein described; thence run South 70 degrees 37 minutes 35 seconds East along said right of way for a distance of 4.91 feet to a point; thence leaving said right of way run South 00 degrees 44 minutes 54 seconds West for a distance of 208.89 feet to a point; thence run South 89 degrees 15 minutes 06 seconds East for a distance of 45.35 feet to a point; thence run South 00 degrees 44 minutes 54 seconds West for a distance of 3.17 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 89 degrees 15 minutes 06 seconds West for a distance of 50.00 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 00 degrees 44 minutes 54 seconds East for a distance of 213.62 feet to the POINT OF BEGINNING; Said easement contains 1,134 Sq. Feet or 0.03 Acres more or less.

ADOPTED this the 4th day of December, 2025.

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

APPROVED this the 4th day of December, 2025.

Mayor of the City of
Huntsville, Alabama