



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 6/12/2025

File ID: TMP-5599

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement between Lots 1 and 2, Leeman Ferry Commercial Subdivision, at Leeman Ferry Circle. (LFSW,LLC)

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: Lots 1 & 2, Leeman Ferry Commercial Subdivision, Leeman Ferry Circle

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 applicant has represented to the City of Huntsville that **LFSW, LLC**, is the owner 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 quitclaim deeds vacating the easement hereinafter described, said deeds being substantially in words and figures as follows, to-wit:

This Instrument Prepared By:

Matthew R. Harrison
Harrison & Gammons, P.C.
2430 L&N Drive
Huntsville, AL 35801
256-533-7711 (HG)

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 **LFSW, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, 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:

A 10.00 FEET WIDE UTILITY EASEMENT, BEING LOCATED IN LOT 1 OF LEEMAN FERRY COMMERCIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 2024, PAGE 303 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1. THEN SOUTH 89 DEGREES 13 MINUTES 40 SECONDS EAST, 273.37 FEET TO A POINT. THEN SOUTH 01 DEGREES 11 MINUTES 44 SECONDS WEST, 46.04 FEET TO THE POINT OF BEGINNING.

THEN FROM THE POINT OF BEGINNING SOUTH 01 DEGREES 11 MINUTES 44 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT.

THEN NORTH 89 DEGREES 07 MINUTES 16 SECONDS WEST A DISTANCE OF 261.11 FEET TO A POINT.

THEN NORTH 04 DEGREES 03 MINUTES 01 SECOND EAST A DISTANCE OF 10.02 FEET TO A POINT.

THEN SOUTH 89 DEGREES 07 MINUTES 16 SECONDS EAST A DISTANCE OF 260.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,608.57 SQUARE FEET) 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 12th day of June, 2025.

ATTEST:

GRANTOR:

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: Shaundrika Edwards
Its: City Clerk

By: Tommy Battle
Its: 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 municipality on the day the same bears date.

Given under my hand and official seal this the 12th day of June, 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: 525 Madison Street, Suite 200, Huntsville, AL 35801
Property Address: Vacation of easement along West Side Leeman Circle S, Huntsville, AL 35801
Purchase Price: \$0 – Nominal value for vacation of easement

This Instrument Prepared By:
Matthew R. Harrison
Harrison & Gammons, P.C.
2430 L&N Drive
Huntsville, AL 35801
256-533-7711 (HG)

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 **LFSW, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, 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:

A 10.00 FEET WIDE UTILITY EASEMENT, BEING LOCATED IN LOT 1 OF LEEMAN FERRY COMMERCIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 2024, PAGE 303 IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1. THEN SOUTH 89 DEGREES 13 MINUTES 40 SECONDS EAST, 343.37 FEET TO A POINT. THEN SOUTH 01 DEGREES 11 MINUTES 44 SECONDS WEST, 46.10 FEET TO THE POINT OF BEGINNING.

THEN SOUTH 89 DEGREES 07 MINUTES 16” EAST A DISTANCE OF 237.34 FEET TO A POINT.

THEN SOUTH 01 DEGREE 11 MINUTES 44 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT.

THEN NORTH 89 DEGREES 07 MINUTES 16 SECONDS WEST A DISTANCE OF 237.34 FEET TO A POINT.

THEN NORTH 01 DEGREE 11 MINUTES 44 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.05 ACRES (2,373.38 SQUARE FEET) 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 12th day of June, 2025.

ATTEST:

GRANTOR:

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: Shaundrika Edwards
Its: City Clerk

By: Tommy Battle
Its: 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 municipality on the day the same bears date.

Given under my hand and official seal this the 12th day of June, 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: 525 Madison Street, Suite 200, Huntsville, AL 35801
Property Address: Vacation of easement along East Side Leeman Circle S, Huntsville, AL 35801
Purchase Price: \$0 – Nominal value for vacation of easement

ADOPTED this the 12th day of June, 2025.

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

APPROVED this the 12th day of June, 2025.

Mayor of the City of
Huntsville, Alabama