



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 11/20/2025

File ID: TMP-6260

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of Utility and Drainage Easements, in Bentley Auto Park, 10150 Highway 431-231 North.

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: 10150 Highway 431-231 North

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 **City of Huntsville**, 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:

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

(Space Above Line for Use by Recording Office)

STATE OF ALABAMA

COUNTY OF MADISON

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 20 day of November, 2025, by and between, CITY OF HUNTSVILLE, an Alabama municipal corporation ("Grantor") and CITY OF HUNTSVILLE, an Alabama municipal corporation ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the 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 (the "Easements"):

See Exhibit "A" attached hereto and incorporated herein, and said Easements being further depicted in Exhibit "B" attached hereto.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed on its behalf by its Mayor and attested by its City Clerk, pursuant to Resolution No. _____, as of this the 20 day of November, 2025.

[SIGNATURE PAGE TO FOLLOW]

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, 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, an Alabama 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 for and as the act of said municipal corporation.

GIVEN under my hand and official seal this the 20 day of November, 2025.

NOTARY PUBLIC
My commission expires: _____

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE DRAFTER. NO TITLE EXAMINATION HAS BEEN PERFORMED AND NO TITLE OPINION ISSUED IN CONNECTION WITH THIS TRANSACTION.

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: 305 Fountain Circle, Huntsville, Alabama 35801
Property Address: +/-1.71 U&D easements (affecting Lots 1 & 2 of Bentley Auto Park)
Purchase Price: N/A

Exhibit "A"
(Legal Description of Vacated Easements)

Two tracts of land lying and being in Section 31, Township 2 South, Range 1 East of the Huntsville Meridian.

Lot 1 Periphery Easement Vacate:

Commencing at the northwest corner of Section 31, Township 2 South, Range 1 East of the Huntsville Meridian; thence along the west boundary of said Section 31 South 1 Degrees 00 Minutes 09 Seconds West a distance of 11259.10 feet to a #5 rebar with a cap stamped "GARVER LLC CA-445-LS" (typical) set marking a point on said section line west of the right-of-way of US HWY 231-431; thence leaving said Section line South 90 Degrees 00 Minutes 00 Seconds East a distance of 121.37 feet to a #5 rebar found marking the northwest corner of Lot 1 a tract of land conveyed to Bentley Auto Park in Plat Book 45, Page 1 as recorded in the Office of the Judge of Probate for Madison County, Alabama said point also being the Point of Beginning of herein described tract having established grid coordinates of (N) 1574677.51, (E) 434734.87, of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83;

Thence South 89 Degrees 10 Minutes 20 Seconds East a distance of 180.13 feet to a #4 rebar set; said point marking the northeast corner of said Lot 1, thence along the east boundary of said Lot 1 South 0 Degrees 49 Minutes 40 Seconds West a distance of 113.00 feet to a #5 rebar set, said point marking the southeast corner of said Lot 1; thence leaving said east boundary of said Lot 1 and along the south boundary of said Lot 1 North 89 Degrees 10 Minutes 20 Seconds West a distance of 180.14 feet to a #5 rebar set, said point marking the southwest corner of said Lot 1; thence leaving said south boundary of said Lot 1 and along the west boundary of said Lot 1 North 0 Degrees 49 Minutes 57 Seconds East a distance of 113.00 feet to the POINT OF BEGINNING.

The above-described tract contains 0.47 acres (20355.64 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

Lot 2 Periphery Easement Vacate:

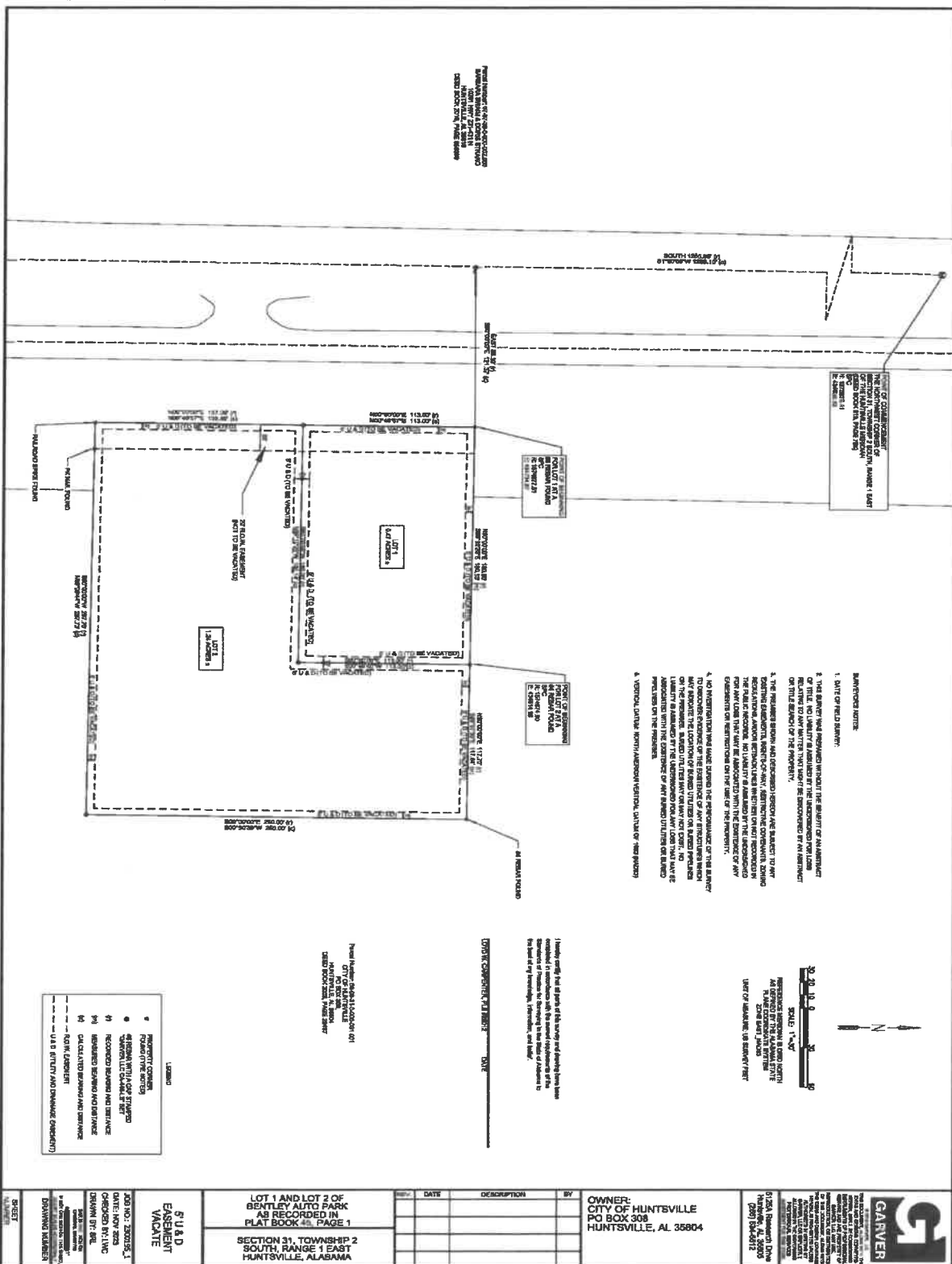
Commencing at the northwest corner of Section 31, Township 2 South, Range 1 East of the Huntsville Meridian; thence along the west boundary of said Section 31 South 1 Degrees 00 Minutes 09 Seconds West a distance of 11259.10 feet to a #5 rebar with a cap stamped "GARVER LLC CA-445-LS" (typical) set marking a point on said section line west of the right-of-way of US HWY 231-431; thence leaving said Section line South 90 Degrees 00 Minutes 00 Seconds East a distance of 121.37 feet to a #5 rebar found marking the northwest corner of Lot 1, a tract of land conveyed to Bentley Auto Park in Plat Book 45, Page 1 as recorded in the Office of the Judge of Probate for Madison County, Alabama, thence South 89 Degrees 10 Minutes 20 Seconds East a distance of 180.13 feet to a #4 rebar set; said point marking the

northeast corner of Lot 2, a tract of land conveyed to Bentley Auto Park in Plat Book 45, Page 1 as recorded in the Office of the Judge of Probate for Madison County, Alabama, said point also being the Point of Beginning of herein described tract having established grid coordinates of (N) 1574674.90, (E) 434914.98, of the Alabama State Plane Coordinate System Zone East of the North American Datum of 1983 (NAD83;

Thence South 89 Degrees 07 Minutes 50 Seconds East a distance of 117.64 feet to a #4 rebar found; said point marking the northeast corner of said Lot 2, thence along the east boundary of said Lot 2 South 0 Degrees 50 Minutes 39 Seconds West a distance of 250.00 feet to a #5 rebar set, said point marking the southeast corner of said Lot 2; thence leaving said east boundary of said Lot 2 and along the south boundary of said Lot 2 North 89 Degrees 08 Minutes 44 Seconds West a distance of 297.73 feet to a railroad spike found, said point marking the southwest corner of said Lot 2; thence leaving said south boundary of said Lot 2 and along the west boundary of said Lot 2 North 0 Degrees 49 Minutes 57 Seconds East a distance of 136.95 feet to a #5 rebar set, said point marking the southwest corner of said Lot 1; thence along the south boundary of said Lot 1 South 89 Degrees 10 Minutes 20 Seconds East a distance of 180.14 feet to a #5 rebar set, said point marking the southeast corner of said Lot 1; thence leaving said south boundary of said Lot 1 and along the east boundary of said Lot 1 North 0 Degrees 49 Minutes 40 Seconds East a distance of 113.00 feet and the POINT OF BEGINNING.

The above-described tract contains 1.24 acres (54082.00 sq. ft.) more or less and is subject to any existing easements and rights-of-way whether or not recorded in the public records.

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WORKSPACE:Canvas_2012
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ADOPTED this the 20th day of November, 2025.

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

APPROVED this the 20th day of November, 2025.

Mayor of the City of
Huntsville, Alabama