



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

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

File ID: TMP-5577

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a Utility and Drainage Easement between Lots 1 & 2, Locust Grove Subdivision. (Ratliff)

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: Lot 1 & 2, Locust Grove Subdivision

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 **Laddy B. Ratliff and Dixie Nell Ratliff**, are the owners 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 a quitclaim deed vacating the easement hereinafter described, said deed being substantially in words and figures as follows, to-wit:

(Space Above Line for Use by Recording Office)

THIS INSTRUMENT PREPARED BY:

W. Graham Burgess
MAYNARD NEXSEN PC
655 Gallatin St. SW
Huntsville, Alabama 35801
(256) 551-0171

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into on this 12 day of June, 2025 by and between **CITY OF HUNTSVILLE**, an Alabama municipal corporation, ("Grantor") and **LADDY B. RATLIFF** and **DIXIE NELL RATLIFF** (collectively, "Grantee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash and other good and valuable consideration, this day in hand paid to the Grantor by the Grantee, the receipt and sufficiency of all of which is hereby expressly acknowledged by the Grantor, the Grantor has this day remised, released, quitclaimed, conveyed and confirmed and does, by these presents, remise, release, quitclaim, convey and confirm, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", AND GRAPHICAL DEPICTION ATTACHED HERETO AS EXHIBIT "B"

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

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 SW, P.O. Box 308, Huntsville, Alabama 35801
Grantee's Address:	222 Green Cove Road, Huntsville, AL 35803-3006
Property Address:	0.03 acres ± situated off Blue Spring Road NW, Huntsville, Alabama 35810
Tax Parcel ID No.	14-01-11-3-001-003.000; and 14-01-11-3-001-003.001 (portion)
Purchase Price:	N/A

[signature page to follow]

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed on its behalf by its Mayor and attested by its City Clerk, this the 12 day of June, 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, a Notary Public in and for the above 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 conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said municipal corporation on the day the same bears day.

Given under my hand this the 12 day of June, 2025.

NOTARY PUBLIC
My Commission Expires:

THIS INFORMATION WAS PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER OF THIS INSTRUMENT WHO CONDUCTED NO TITLE EXAMINATION AND ISSUED NO TITLE OPINION OR TITLE INSURANCE.

Exhibit "A"

Legal Description

BEING A TRACT OF LAND SITUATED IN A PORTION OF LOT 1 AND LOT 2 ACCORDING TO THE PLAT OF LOCUST GROVE SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 20081126000734810 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 2 BEING A 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF BLUE SPRINGS ROAD;

THENCE NORTH 89 DEGREES 00 MINUTES 37 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 A DISTANCE OF 284.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 BEING A 5/8-INCH REBAR;

THENCE NORTH 18 DEGREES 47 MINUTES 41 SECONDS WEST (LEAVING SAID SOUTH LINE OF LOT 2) ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE 10.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE RUN NORTH 89 DEGREES 00 MINUTES 37 SECONDS WEST (LEAVING THE WESTERLY LINE OF SAID LOT 2) A DISTANCE OF 6.38 FEET;

THENCE NORTH 1 DEGREE 06 MINUTES 49 SECONDS EAST A DISTANCE 2.95 FEET;

THENCE NORTH 18 DEGREES 47 MINUTES 41 SECONDS WEST A DISTANCE OF 113.06 FEET;

THENCE SOUTH 88 DEGREES 50 MINUTES 49 SECONDS EAST A DISTANCE OF 10.64 FEET;

THENCE SOUTH 18 DEGREES 47 MINUTES 41 SECONDS EAST A DISTANCE OF 116.17 FEET;

THENCE NORTH 89 DEGREES 00 MINUTES 37 SECONDS WEST A DISTANCE 5.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,163 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

(highlighted in yellow)



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