



Huntsville, Alabama

308 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/13/2023

File ID: TMP-2821

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a portion of a Utility and Drainage Easement, Lot 20, Covemont Estates 8th Addition, 2305 Woodcliff Road. (Crunkleton)

Type of Document: 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 20, Covemont Estates 8th Addition, 2305 Woodcliff Road.

District: District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☐ District 5 ☐

Additional Comments:

ORDINANCE NO. 23-_____

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 applicants have represented to the City of Huntsville that **Wesley B. Crunkleton and Margaret Moore Crunkleton**, 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
LANIER FORD SHAVER & PAYNE P.C.
2101 West Clinton Ave., Ste. 102
Huntsville, Alabama 35805
(256) 535-1100

QUITCLAIM DEED

THIS QUITCLAIM DEED made and entered into on this 13th day of April, 2023 by and between CITY OF HUNTSVILLE, an Alabama municipal company, ("Grantor") and WESLEY B. CRUNKLETON and MARGARET MOORE CRUNKLETON (collectively, "Grantees").

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 Grantees, 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 Grantees, 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, its 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:	308 Fountain Circle, PO Box 308, Huntsville, Alabama 35801
Grantees' Address:	2305 Woodcliff Road SE Huntsville, Alabama 35801
Property Address:	2305 Woodcliff Road SE Huntsville, Alabama 35801
Tax Parcel ID No.	18-03-06-4-003-089.000
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 13th day of April, 2023.

CITY OF HUNTSVILLE, ALABAMA,
a 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, ALABAMA, a 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.

Given under my hand this the 13th day of April, 2023.

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

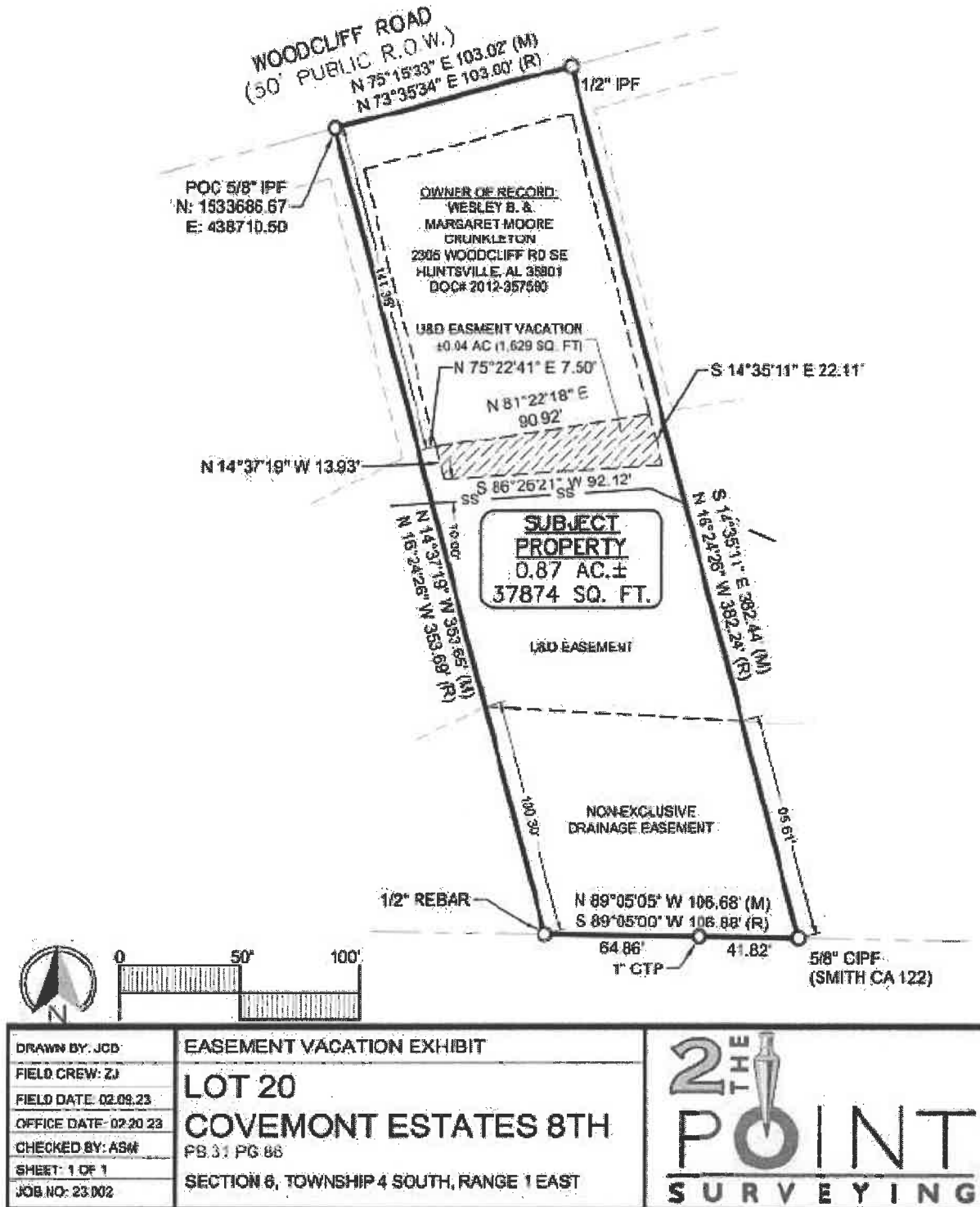
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON PIN LYING ON THE SOUTH RIGHT-OF-WAY MARGIN OF WOODCLIFF ROAD (PUBLIC RIGHT-OF-WAY VARIES) AND BEING FURTHER DESCRIBED AS MARKING THE NORTHWEST CORNER OF LOT 20 OF "COVEMONT ESTATES EIGHTH ADDITION" AS RECORDED IN PLAT BOOK 31 PAGE 86 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, THENCE LEAVING SAID SOUTH MARGIN OF SAID WOODCLIFF ROAD AND ALONG THE WEST BOUNDARY LINE OF SAID LOT 20 (PB 31 PG 86), SOUTH 14 DEGREES 37 MINUTES 19 SECONDS EAST, 141.36 FEET TO A POINT; THENCE, LEAVING SAID LOT 20 WEST BOUNDARY, NORTH 75 DEGREES 22 MINUTES 41 SECONDS EAST, 7.50 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, NORTH 81 DEGREES 22 MINUTES 18 SECONDS EAST, 90.92 FEET TO A POINT; THENCE SOUTH 14 DEGREES 35 MINUTES 11 SECONDS EAST, 22.11 FEET TO A POINT; THENCE SOUTH 86 DEGREES 26 MINUTES 21 SECONDS WEST, 92.12 FEET TO A POINT; THENCE NORTH 14 DEGREES 37 MINUTES 19 SECONDS WEST, 13.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.04 ACRES (1,629 SQUARE FEET), MORE OR LESS.

Exhibit "B"

Graphical Depiction



Ordinance No. 23-_____ (Cont.)

ADOPTED this the 13th day of April, 2023.

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

APPROVED this the 13th day of April, 2023.

Mayor of the City of
Huntsville, Alabama