



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 6/11/2026

File ID: 2026-570

Department: Urban Development

Subject:

Type of Action: Approval/Action

Resolution authorizing the acceptance of a Corrective Deed correcting the legal description contained in the original deed recorded in Deed Book 2023, Page 15218, of the Probate Records of Huntsville, Alabama, and authorizing the Mayor to execute a Quitclaim Deed to convey the portion of land erroneously included in the original Deed back to the parties.

Resolution No.

Finance Information:

Account Number: TBD

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:

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

Additional Comments:

RESOLUTION 26 - _____

WHEREAS, Madry, LLC, an Alabama limited liability company, Hylis, Inc., an Alabama corporation, and Blue Holes Preserve, LLC, an Alabama limited liability company (collectively the “Hylis Parties”) conveyed certain property to the City of Huntsville (the “City”) for the purpose of constructing, operating, and maintaining a city park, as evidenced by that certain deed, recorded in Deed Book 2023, Page 15218, in the Probate Records of Huntsville, Alabama (the “Original Deed”).

WHEREAS, after recording the Original Deed, the parties discovered that the legal description attached to the Original Deed contained an error and inadvertently contained land needed by the Hylis Parties for various operations and both undesirable and unnecessary for the City’s purposes, and following its discovery, the Hylis Parties informed the City of the error contained in the Original Deed.

WHEREAS, the City Council of the City of Huntsville, Alabama desires to adopt this Resolution to approve and authorize the acceptance of a corrective deed to correct the legal description contained in the Original Deed as well as the execution of a quitclaim deed to convey the portion of land erroneously included in the Original Deed back to the Hylis Parties.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Huntsville, Alabama, that the Mayor be, and he is hereby authorized, empowered, and directed to consent to and accept that certain Corrective Deed, executed by Madry, LLC, an Alabama limited liability company, Hylis, Inc., an Alabama corporation, and Blue Holes Preserve, LLC, an Alabama limited liability company, as Grantors, and the City of Huntsville, an Alabama municipal corporation, as Grantee, said Corrective Deed consisting of four (4) pages, including exhibits, and being attached as Exhibit “A” hereto.

BE IT FURTHER RESOLVED, by the City Council of the City of Huntsville, Alabama, that the Mayor be, and he is hereby authorized, empowered, and directed to execute that certain Quitclaim Deed, by and between, the City of Huntsville, an Alabama municipal corporation as Grantor, and Madry, LLC, an Alabama limited liability company, Hylis, Inc., an Alabama corporation, and Blue Holes Preserve, LLC, an Alabama limited liability company, as Grantees, said Quitclaim Deed consisting of four (4) pages, including exhibits, and attached as Exhibit “B” hereto.

BE IT FURTHER RESOLVED, that the Mayor is hereby directed and authorized to have the Corrective Deed and Quitclaim Deed recorded in the Probate Records of Madison County, with executed copies of said documents to be permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

ADOPTED this the 11th day of June, 2026

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

APPROVED this 11th day of June, 2026.

Mayor of the City of Huntsville, Alabama

Exhibit "A"

[Attach Corrective Deed from Hylis Parties to the City of Huntsville]

CORRECTIVE DEED

State of Alabama
County of Madison

THIS INDENTURE made and entered into on this the 26th day of May, 2026 by and between Madry, LLC, an Alabama Limited Liability Company, Hylis, Inc., an Alabama Corporation, and Blue Holes Preserve, LLC, an Alabama Limited Liability Company hereinafter referred to as Grantors, and the City of Huntsville, a Municipal Corporation within the State of Alabama, hereinafter referred to as Grantee.

WITNESSETH: That whereas on December 28, 2022, Madry, LLC, an Alabama Limited Liability Company, Hylis, Inc., an Alabama Corporation, and Blue Holes Preserve, LLC, an Alabama Limited Liability Company, did execute and deliver a Statutory Warranty Deed of Gift to the City of Huntsville, a Municipal Corporation within the State of Alabama, intending to convey to the said Grantee a certain parcel of land lying and being in Madison County, Alabama, said parcel of land being specifically described in said deed, which deed is recorded in Deed Book 2023, Page 15218, and

WHEREAS, the deed referenced above contained an incorrect legal description identified as "Description #6"; and

WHEREAS, this instrument is being recorded for the purpose of correcting said legal description identified as "Description #6".

WITNESSETH: That the said Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and does by these presents hereby give, grant, bargain, sell, convey and confirm unto the said Grantees all that certain lot or parcel of land situated in the County of Madison, State of Alabama, to-wit:

DESCRIPTION #6:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST AND THE WEST HALF OF THE EAST HALF OF SAID SECTION 1 OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHWEST CORNER OF SAID SECTION 1, THENCE, SOUTH 57 DEGREES 36 MINUTES 34 SECONDS EAST, 2,538.99 FEET TO THE POINT OF BEGINNING, LYING ON THE EAST RIGHT-OF-WAY MARGIN OF HAYSLAND ROAD (100' PUBLIC RIGHT-OF-WAY) AND HAVING ALABAMA STATE PLANE COORDINATES (EAST ZONE, NAD '83) OF NORTH: 1,505,639.39', EAST: 429,701.66';

THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID MARGIN, SOUTH 82 DEGREES 08 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 432.05 FEET TO A POINT; THENCE SOUTH 73 DEGREES 24 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 132.47 FEET TO A POINT; THENCE NORTH 66 DEGREES 19 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 48.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 115.00 FEET, AN ARC LENGTH OF 69.06 FEET, A CHORD BEARING AND DISTANCE OF NORTH 49 DEGREES 07 MINUTES 27 SECONDS EAST, 68.02 FEET TO A POINT; THENCE NORTH 31 DEGREES 55 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 80.06 FEET TO A POINT; THENCE NORTH 63 DEGREES 45 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 266.19 FEET TO A POINT; THENCE NORTH 26 DEGREES 14 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 170.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 98.69 FEET, A CHORD BEARING AND DISTANCE OF NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST, 94.73 FEET TO A POINT; THENCE NORTH 82 DEGREES 47 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 72.27 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 350.45 FEET, A CHORD BEARING AND DISTANCE OF NORTH 20 DEGREES 02 MINUTES 19 SECONDS EAST, 284.48 FEET TO A POINT; THENCE NORTH 42 DEGREES 42 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 333.23 FEET

TO A POINT LYING ON THE EAST RIGHT-OF-WAY MARGIN OF SAID HAYSLAND ROAD (100' PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,550.00 FEET, AN ARC LENGTH OF 434.76 FEET, A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 19 MINUTES 36 SECONDS EAST, 433.34 FEET TO A POINT; THENCE, ALONG SAID MARGIN, NORTH 63 DEGREES 21 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 124.90 FEET TO A POINT; THENCE, ALONG SAID MARGIN NORTH 63 DEGREES 21 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 186.83 FEET TO A POINT; THENCE, LEAVING SAID MARGIN, SOUTH 88 DEGREES 31 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 529.07 FEET TO A POINT; THENCE SOUTH 53 DEGREES 59 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 185.52 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 202.42 FEET TO A POINT; THENCE SOUTH 21 DEGREES 08 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 1390.57 FEET TO A POINT; THENCE SOUTH 25 DEGREES 10 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 424.19 FEET TO A POINT; THENCE SOUTH 19 DEGREES 23 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 288.92 FEET TO A POINT; THENCE SOUTH 09 DEGREES 25 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 350.95 FEET TO A POINT; THENCE SOUTH 03 DEGREES 04 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 160.75 FEET TO A POINT; THENCE SOUTH 09 DEGREES 58 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 143.39 FEET TO A POINT; THENCE SOUTH 28 DEGREES 49 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 280.59 FEET TO A POINT; THENCE SOUTH 09 DEGREES 00 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 139.12 FEET TO A POINT; THENCE SOUTH 02 DEGREES 19 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 675.61 FEET TO A POINT; THENCE NORTH 87 DEGREES 28 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 1,161.10 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY MARGIN OF SAID HAYSLAND ROAD (100' PUBLIC RIGHT-OF-WAY); THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, AN ARC LENGTH OF 383.77 FEET, A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 03 MINUTES 44 SECONDS WEST, 383.21 FEET TO A POINT; THENCE, ALONG SAID MARGIN, NORTH 13 DEGREES 25 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 417.15 FEET TO A POINT; THENCE, ALONG SAID MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,550.00 FEET, AN ARC LENGTH OF 1,073.11 FEET, A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 24 MINUTES 30 SECONDS EAST, 1,051.80 FEET TO A POINT; THENCE, ALONG SAID MARGIN, NORTH 26 DEGREES 14 MINUTES 31 SECONDS EAST A DISTANCE OF 910.47 FEET TO THE POINT OF BEGINNING. CONTAINING 91.62 ACRES, MORE OR LESS.

LESS AND EXCEPT:

AREA 1

STATE OF ALABAMA
MADISON COUNTY

A LOT OR PARCEL LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 2 OF THE MINOR PLAT OF HAYS FARM COMMERCIAL AS RECORDED IN PLAT BOOK 2023 PAGE 184 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE SOUTH 42 DEGREES 42 MINUTES 31 SECONDS EAST A DISTANCE OF 333.23 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 42 DEGREES 42 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 116.77 FEET TO A POINT; THENCE, SOUTH 20 DEGREES 27 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 144.97 FEET TO A POINT; THENCE, SOUTH 59 DEGREES 06 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 245.00 FEET TO A POINT; THENCE, SOUTH 25 DEGREES 49 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 115.00 FEET TO A POINT; THENCE, SOUTH 63 DEGREES 45 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 207.28 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 55 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 70.35 FEET TO A POINT; THENCE, NORTH 63 DEGREES 45 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 266.19 FEET TO A POINT; THENCE, NORTH 26 DEGREES 14 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 170.85 FEET TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 56 DEGREES 32 MINUTES 38 SECONDS, HAVING A RADIUS OF 100.00 FEET, AND HAVING A CHORD BEARING NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 94.73 FEET TO A POINT; THENCE, NORTH 82 DEGREES 47 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 72.27 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 125 DEGREES 29 MINUTES 40 SECONDS, HAVING A RADIUS OF 160.00 FEET, AND HAVING A CHORD BEARING NORTH 20 DEGREES 02 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 284.48 FEET TO THE POINT OF BEGINNING; CONTAINING 0.90 (39270 SQUARE FEET) ACRES MORE OR LESS.

AND ALSO, LESS AND EXCEPT:

AREA 2

STATE OF ALABAMA
MADISON COUNTY

A LOT OR PARCEL LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 2 OF THE MINOR PLAT OF HAYS FARM COMMERCIAL AS RECORDED IN PLAT BOOK 2023 PAGE 184 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE SOUTH 42 DEGREES 42 MINUTES 31 SECONDS EAST A DISTANCE OF 333.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT ALONG A DELTA ANGLE OF 125 DEGREES 29 MINUTES 40 SECONDS, HAVING A RADIUS OF 160.00 FEET, AND HAVING A CHORD BEARING SOUTH 20 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 284.48 FEET TO A POINT; THENCE, SOUTH 82 DEGREES 47 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 72.27 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT ALONG A DELTA ANGLE OF 56 DEGREES 32 MINUTES 38 SECONDS, HAVING A RADIUS OF 100.00 FEET, AND HAVING A CHORD BEARING SOUTH 54 DEGREES 30 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 94.73 FEET TO A POINT; THENCE, SOUTH 26 DEGREES 14 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 170.85 FEET TO A POINT; THENCE, SOUTH 63 DEGREES 45 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 266.19 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 55 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 80.06 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 31 DEGREES 55 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 56.94 FEET TO A POINT; THENCE, SOUTH 63 DEGREES 46 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 104.68 FEET TO A POINT; THENCE, NORTH 75 DEGREES 36 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 245.92 FEET TO A POINT; THENCE, NORTH 11 DEGREES 02 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 27.82 FEET TO A POINT; THENCE, SOUTH 82 DEGREES 08 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 146.12 FEET TO A POINT; THENCE, SOUTH 73 DEGREES 24 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 132.47 FEET TO A POINT; THENCE, NORTH 66 DEGREES 19 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 48.48 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 34 DEGREES 24 MINUTES 18 SECONDS, HAVING A RADIUS OF 115.00 FEET, AND HAVING A CHORD BEARING NORTH 49 DEGREES 07 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 68.02 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.25 (10947 SQUARE FEET) ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS RECORDED AND/OR UNRECORDED.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

TO HAVE AND TO HOLD the lot or parcel of land above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee.

NOW, THEREFORE, except as expressly corrected herein, all other terms, provisions, and conditions of the original deed shall remain unchanged.

THE SAID GRANTORS hereby covenants with and represents unto the said Grantee, their heirs, successors and assigns, that she is lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes, restrictions, restrictive covenants and easements of record, if any, that she has a good and lawful right to sell and convey the same as aforesaid, and that she will forever warrant and defend title to same unto the said Grantee and unto their heirs, successors and assigns, forever, except as to the said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 21st day of May, 2026.

Madry, LLC, an Alabama Limited Liability Company

By: [Signature]
Jeffrey W. Enfinger, Manager

Hyllis, Inc., an Alabama Corporation

By: [Signature]
Jeffrey W. Enfinger, Vice President


Blue Holes Preserve, LLC, an Alabama Limited Liability Company

By: [Signature]
Jeffrey W. Enfinger, Manager

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey W. Enfinger, Manager of Madry, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority for said company on the day the same bears date.

Given under my hand and official seal this 26 day of May, 2026.

Lioudmila Portnoy
Notary Public
My Commission Expires:


STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey W. Enfinger, Vice President of Hylis, Inc. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority for said corporation on the day the same bears date.

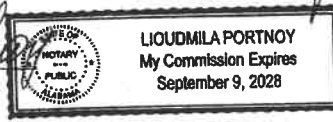
Given under my hand and official seal this 26 day of May, 2026.

Lioudmila Portnoy
Notary Public
My Commission Expires:


STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey W. Enfinger, Manager of Blue Holes Preserve, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority for said company on the day the same bears date.

Given under my hand and official seal this 26 day of May, 2026.

Lioudmila Portnoy
Notary Public
My Commission Expires:


Grantor's Name and mailing address:
Madry, LLC, Hylis, Inc., and Blue Holes Preserve, LLC
10002 South Memorial Parkway
Huntsville, AL 35803

Grantee's Name and mailing address:
City of Huntsville, Alabama

Property address: (Vacant Land)

Date of Gift: December 28, 2022

Gift Value: (For corrective purposes only)

The Purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(Check one) (Recordation of documentary evidence is not required)

Other

This Instrument Prepared by:
Larry O. Daniel
WOLFE, JONES, WOLFE, HANCOCK, DANIEL & SOUTH, LLC
905 Bob Wallace Avenue
Huntsville, AL 35801
(256) 534-2205

Exhibit "B"

[Attach Quitclaim Deed from City of Huntsville to Hylis Parties]

QUITCLAIM DEED

State of Alabama
County of Madison

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to City of Huntsville, a Municipal Corporation within the State of Alabama (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Madry, LLC, an Alabama Limited Liability Company, Hylis, Inc., an Alabama Corporation, and Blue Holes Preserve, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee(s)"), does hereby remise, release, quitclaim and convey unto Grantee(s), all its right, title, interest and claim, if any, in and to the following described real property situated in Madison County, Alabama, to-wit:

AREA 1

STATE OF ALABAMA
MADISON COUNTY

A LOT OR PARCEL LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 2 OF THE MINOR PLAT OF HAYS FARM COMMERCIAL AS RECORDED IN PLAT BOOK 2023 PAGE 184 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE SOUTH 42 DEGREES 42 MINUTES 31 SECONDS EAST A DISTANCE OF 333.23 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 42 DEGREES 42 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 116.77 FEET TO A POINT; THENCE, SOUTH 20 DEGREES 27 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 144.97 FEET TO A POINT; THENCE, SOUTH 59 DEGREES 06 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 245.00 FEET TO A POINT; THENCE, SOUTH 25 DEGREES 49 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 115.00 FEET TO A POINT; THENCE, SOUTH 63 DEGREES 45 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 207.28 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 55 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 70.35 FEET TO A POINT; THENCE, NORTH 63 DEGREES 45 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 266.19 FEET TO A POINT; THENCE, NORTH 26 DEGREES 14 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 170.85 FEET TO A POINT; THENCE, ALONG A CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 56 DEGREES 32 MINUTES 38 SECONDS, HAVING A RADIUS OF 100.00 FEET, AND HAVING A CHORD BEARING NORTH 54 DEGREES 30 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 94.73 FEET TO A POINT; THENCE, NORTH 82 DEGREES 47 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 72.27 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 125 DEGREES 29 MINUTES 40 SECONDS, HAVING A RADIUS OF 160.00 FEET, AND HAVING A CHORD BEARING NORTH 20 DEGREES 02 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 284.48 FEET TO THE POINT OF BEGINNING; CONTAINING 0.90 (39270 SQUARE FEET) ACRES MORE OR LESS.

AND ALSO:

AREA 2

STATE OF ALABAMA
MADISON COUNTY

A LOT OR PARCEL LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 2 OF THE MINOR PLAT OF HAYS FARM COMMERCIAL AS RECORDED IN PLAT BOOK 2023 PAGE 184 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA; THENCE SOUTH 42 DEGREES 42 MINUTES 31 SECONDS EAST A DISTANCE OF 333.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT ALONG A DELTA ANGLE OF 125 DEGREES 29 MINUTES 40 SECONDS, HAVING A RADIUS OF 160.00 FEET, AND HAVING A CHORD BEARING SOUTH 20 DEGREES 02 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 284.48 FEET TO A POINT; THENCE, SOUTH 82 DEGREES 47 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 72.27 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT ALONG A DELTA ANGLE OF 56 DEGREES 32 MINUTES 38 SECONDS, HAVING A RADIUS OF 100.00 FEET, AND HAVING A CHORD BEARING SOUTH 54 DEGREES 30 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 94.73 FEET TO A POINT; THENCE, SOUTH 26 DEGREES 14 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 170.85 FEET TO A POINT; THENCE, SOUTH 63 DEGREES 45 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 266.19 FEET TO A POINT; THENCE, SOUTH 31 DEGREES 55 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 80.06 FEET TO THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, SOUTH 31 DEGREES 55 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 56.94 FEET TO A POINT; THENCE, SOUTH 63 DEGREES 46 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 104.68 FEET TO A POINT; THENCE, NORTH 75 DEGREES 36 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 245.92 FEET TO A POINT; THENCE, NORTH 11 DEGREES 02 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 27.82 FEET TO A POINT; THENCE, SOUTH 82 DEGREES 08 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 146.12 FEET TO A POINT; THENCE, SOUTH 73 DEGREES 24 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 132.47 FEET TO A POINT; THENCE, NORTH 66 DEGREES 19 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 48.48 FEET TO A POINT; THENCE, ALONG A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 34 DEGREES 24 MINUTES 18 SECONDS, HAVING A RADIUS OF 115.00 FEET, AND HAVING A CHORD BEARING NORTH 49 DEGREES 07 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 68.02 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.25 (10947 SQUARE FEET) ACRES MORE OR LESS.

Area 1 and Area 2 are depicted in attached Exhibit "A," which is incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the _____ of _____, 2026.

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 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 within the State of Alabama, are signed to the foregoing document, 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 on the day the same bears day.

GIVEN under my hand and official seal this the _____ day of _____, 2026.

Notary Public
My commission expires: _____

Grantor's Name and mailing address:
City of Huntsville

Grantee's Name and mailing address:
Madry, LLC, Hylis, Inc., and Blue Holes Preserve, LLC
10002 South Memorial Parkway
Huntsville, AL 35803

Property address: (Vacant Land)

Date of Sale: _____

Total Purchase Price: (For corrective purposes only)

**The Purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(Check one) (Recordation of documentary evidence is not required)**

Other

This Instrument Prepared by:

Larry O. Daniel
WOLFE, JONES, WOLFE, HANCOCK, DANIEL & SOUTH, LLC
905 Bob Wallace Avenue
Huntsville, AL 35801
(256) 534-2205

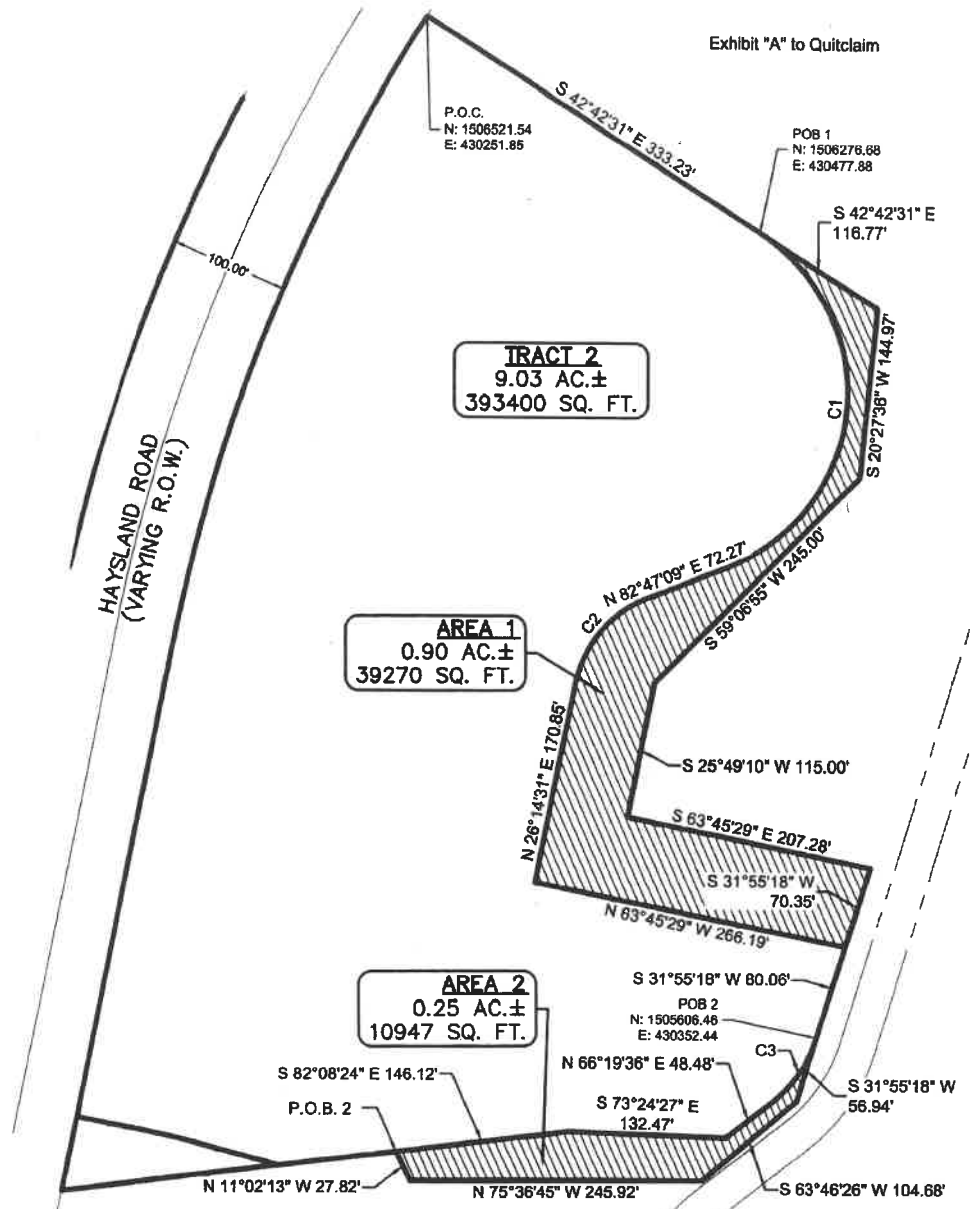


Exhibit "A" to Quitclaim

P.O.C.
N: 1506521.54
E: 430251.85

POB 1
N: 1506276.88
E: 430477.88

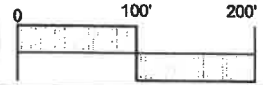
TRACT 2
9.03 AC.±
393400 SQ. FT.

AREA 1
0.90 AC.±
39270 SQ. FT.

AREA 2
0.25 AC.±
10947 SQ. FT.

HAYSLAND ROAD
(VARYING R.O.W.)

CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	350.45'	160.00'	125°29'40"	284.48'	N 20°02'19" E
C2	98.69'	100.00'	58°32'38"	94.73'	N 54°30'50" E
C3	69.06'	115.00'	34°24'18"	88.02'	N 49°07'27" E



DRAWN BY: ANB	EXHIBIT A HAYS FARM COMMERCIAL CITY OF HUNTSVILLE, ALABAMA SECTION 1, TOWNSHIP 5 SOUTH, RANGE 1 WEST	
FIELD CREW: N/A		
FIELD DATE: N/A		
OFFICE DATE: 06.13.25		
CHECKED BY: ASM		
SHEET: 1 OF 1		
JOB NO: 23-008		