



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 4/23/2026

File ID: TMP-6816

Department: Legal

Subject:

Type of Action: Approval/Action

Ordinance authorizing the vacation of a portion of an Utility and Drainage Easement at 12 Shields Road NE.
(Chase)

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: 12 Shields Road NE

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

Additional Comments:

ORDINANCE NO. 26-_____

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 portion of a utility and drainage easement; that the applicant has represented to the City of Huntsville that **Chase Property, 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 a quitclaim deed vacating the easement hereinafter described, said deed 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 **CHASE PROPERTY, 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 PORTION OF AN EXISTING 10-FOOT UTILITY AND DRAINAGE EASEMENT TO BE VACATED

ALL THAT PART OF LOT 2 OF “CHASE HOSPITALITY SUBDIVISION” AS RECORDED IN PLAT BOOK 2023, PAGE 305 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH REBAR LYING ON THE WESTERN RIGHT OF WAY MARGIN OF SHIELDS ROAD AT THE SOUTHEAST CORNER OF LOT 2 OF SAID “CHASE HOSPITALITY SUBDIVISION” PLAT; THENCE ALONG SAID WESTERN RIGHT OF WAY MARGIN NORTH 01 DEGREES 29 MINUTES 52 SECONDS EAST A DISTANCE OF 48.47 FEET TO A POINT; THENCE LEAVING SAID WESTERN RIGHT OF WAY MARGIN NORTH 88 DEGREES 30 MINUTES 08 SECONDS WEST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PORTION OF AN UTILITY AND DRAINAGE EASEMENT TO BE VACATED; THENCE FROM THE POINT OF BEGINNING SOUTH 01 DEGREES 29 MINUTES 52 SECONDS WEST A DISTANCE OF 42.30 FEET TO A POINT; THENCE NORTH 76 DEGREES 33 MINUTES 50 SECONDS WEST A DISTANCE OF 5.11 FEET TO A POINT; THENCE NORTH 01 DEGREES 29 MINUTES 52 SECONDS EAST A DISTANCE OF 41.24 FEET TO A POINT; THENCE SOUTH 88 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 209 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 23d day of April, 2026.

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 23d day of April, 2026.

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: _____, 2026
Grantor's Address: 308 Fountain Circle, Huntsville, AL 35801
Grantee's Address: 226 Hollington Drive, Huntsville, AL 35811
Property Address: Vacation of easement along Shields, Huntsville, AL 35811
Purchase Price: \$0 – Nominal value for vacation of easement

ADOPTED this the 23rd day of April, 2026.

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

APPROVED this the 23rd day of April, 2026.

Mayor of the City of
Huntsville, Alabama