



Huntsville, Alabama

305 Fountain Circle
Huntsville, AL 35801

Cover Memo

Meeting Type: City Council Regular Meeting **Meeting Date:** 3/12/2026

File ID: TMP-6645

Department: Urban Development

Subject:

Type of Action: Approval/Action

Ordinance to declare certain real property previously used for a pump station as surplus and authorizing its conveyance to Chimney Creek Owners Association. (Introduced on February 26, 2026, Regular Council Meeting)

Ordinance No. 26-199

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: Chimney Creek

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, a municipal corporation within the State of Alabama, as follows:

1. That in the judgment and opinion of the City Council of the City of Huntsville, that certain parcel of land described in Exhibit “A,” which is attached hereto and incorporated herein, (the “Property”) is surplus to the needs of the City of Huntsville. That the Property was originally acquired by the City of Huntsville from JWE Properties, LLC, an Alabama limited liability company, on or around December 19, 2018, by virtue of that certain deed recorded at Instrument No. 2019-00036351, Probate Records of Madison County, Alabama, for a pump station. The City has now bypassed this pump station and is utilizing alternate facilities for sewer purposes.

2. That in the judgment and opinion of the City Council of the City of Huntsville, the Property is not needed by any department or division of the City of Huntsville for public or municipal purposes.

3. That in the judgment and opinion of the City Council of the City of Huntsville, the Property is a remnant and has minimal economic value. The City desires to convey this Property to Chimney Creek Owners Association (the “Association”). In consideration therefore, the Association has agreed to maintain the Property, at its expense, and to assume the irrigation meter for the Property and to hereafter pay the expense of irrigating the Property.

4. That upon approval of the conveyance of the Property to the Association, the Mayor is hereby directed to make title thereto and to convey the Property in accordance with §11-47-20, *Code of Alabama (1975)*.

5. That this Ordinance shall be published in accordance with §11-45-8, *Code of Alabama (1975)*.

ADOPTED this the _____ day of _____, 2026.

President of the City Council
City of Huntsville, Alabama

APPROVED this the _____ day of _____, 2026.

Mayor of the City of Huntsville, Alabama

EXHIBIT "A"

STATE OF ALABAMA

COUNTY OF MADISON

City Pump Station Site as shown on the Final Plat for Chimney Creek Subdivision – Phase 1, as recorded in Instrument No. 2018-00079951, in the Office of the Judge of Probate of Madison County, Alabama

And also described as:

A pump station site, being located in Section 23, Township 4 South, Range 1 East of the Huntsville Meridian, Madison County, Alabama, more particularly described as commencing at the center of the West boundary of said Section 23. Then North 00 Degrees 00 Minutes 00 Seconds East, 742.42 feet to a point. Then North 90 Degrees 00 Minutes 00 Seconds East, 31.18 feet to Point of Beginning.

Then from the Point of Beginning North 07 Degrees 57 Minutes 47 Seconds East a distance of 60.00 feet to a point;

Then South 82 Degrees 02 Minutes 13 Seconds East a distance of 60.00 feet to a point;

Then South 07 Degrees 57 Minutes 47 Seconds West a distance of 60.00 feet to a point;

Then North 82 Degrees 02 Minutes 13 Seconds West a distance of 60.00 feet to the Point of Beginning and containing 3600.00 square feet, more or less.

This Instrument Prepared By:
Suzanne D. Currie
Lanier Ford Shaver & Payne P.C.
2101 West Clinton Avenue, Suite 102
Huntsville, Alabama 35805

STATE OF ALABAMA
COUNTY OF MADISON

Send Tax Notices To:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned **CITY OF HUNTSVILLE**, an Alabama municipal corporation, herein referred to as the Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, the said Grantor does by these presents hereby remise, release, quitclaim and convey unto **CHIMNEY CREEK OWNERS ASSOCIATION**, an Alabama domestic homeowners association, herein referred to as the Grantee, all of its right, title, interest, claim and demand in and to the following described real estate lying and being in the County of Madison, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO (the "Property").

SOURCE OF TITLE: Instrument No. 2019-00036351

SUBJECT TO RESTRICTIONS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD AND MATTERS OF SURVEY.

The Grantee shall hereafter maintain the Property, at its expense, including but not limited to, irrigation of the Property and assumption of the irrigation meter servicing the Property.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be signed in its behalf by its Mayor and attested by its City Clerk, this ____ day of _____, 2026.

GRANTOR:

**CITY OF HUNTSVILLE, ALABAMA,
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 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 this instrument, they, in their designated capacities as Mayor and City Clerk, respectively, and with full authority, executed the same for and as the act of said City of Huntsville, an Alabama municipal corporation, as of the day the same bears date.

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

NOTARY PUBLIC

My commissioner 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:

Grantor's Address: 308 Fountain Circle, Huntsville, AL 35801

Grantees' Address: _____

Property Address: 0 Chimney Creek Cir., Tax Parcel No. 18-06-23-0-000-033.006 (PPIN 556923)

Purchase Price: _____

THE PREPARER OF THIS DOCUMENT HAS NOT BEEN REQUESTED TO RENDER AN OPINION, AND NO OPINION IS HEREBY RENDERED, WITH RESPECT TO THE STATE OF TITLE TO THE FOREGOING REAL PROPERTY OR THE ACCURACY OF THE LEGAL DESCRIPTION THEREOF.

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