

ORDINANCE NO. 14-_____

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 a vacation of utility and drainage easement; that the applicant has represented to the City of Huntsville that Little Mountain Development Co., LLC, is the owner of the property across which said easement lies; that said easement, or 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:

STATE OF ALABAMA)
 :
COUNTY OF MADISON)

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 **LITTLE MOUNTAIN DEVELOPMENT CO., 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 the Utility and Drainage Easement between Lot 13 and Lot 14 Phase I Little Mountain Subdivision, filed as Document No. 20080815000529280, Probate Records of Madison County, Alabama, more particularly described as follows:

ALL THAT PART OF LOT 13 AND LOT 14 LITTLE MOUNTAIN SUBDIVISION PHASE I AS RECORDED IN DOCUMENT # 20080815000529280, MADISON COUNTY PROBATE OFFICE, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13. THENCE CONTINUE SOUTH 85 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID POINT IS FURTHER DESCRIBED AS BEING ON THE LOT LINE BETWEEN LOT 13 AND LOT 14 LITTLE MOUNTAIN SUBDIVISION PHASE I AND THE 10 FOOT UTILITY AND DRAINAGE EASEMENT AS REFLECTED IN THE ABOVE DESCRIBED RECORDED PLAT.

THENCE FROM SAID POINT OF BEGINNING SOUTH 04 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 5.00 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 174.47 FEET TO A POINT;

THENCE NORTH 27 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.44 FEET TO A POINT;

THENCE NORTH 27 DEGREES 10 MINUTES 52 SECONDS WEST, A DISTANCE OF 5.44 FEET TO A POINT;

THENCE NORTH 85 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 178.75 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 5 FEET TO THE POINT OF BEGINNING AND CONTAINING .035 ACRES MORE OR LESS.

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

IN WITNESS WHEREOF, the Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its Clerk-Treasurer, on this the 14 day of August, 2014.

ATTEST:

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: _____
Charles E. Hagood, Clerk-Treasurer

By: _____
Tommy Battle, 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 **CHARLES E. HAGOOD**, whose names as Mayor and Clerk-Treasurer, 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 corporation on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2014.

Notary Public
My Commission Expires: _____

This instrument was prepared by:
JAMES G. HARRISON
HARRISON, GAMMONS & RAWLINSON, P.C.
2430 L&N Drive
Huntsville, AL 35801
/kh

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name _____	Grantee's Name _____
Mailing Address _____	Mailing Address _____
_____	_____
_____	_____
Property Address _____	Date of Sale _____
_____	Total Purchase Price \$ _____
_____	or _____
_____	Actual Value \$ _____
	or _____
	Assessor's Market Value \$ _____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____	Print _____
____ Unattested _____	Sign _____
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Ordinance No. 14-_____ (Cont.)
Little Mountain Development Co., LLC

ADOPTED this the 14th day of August, 2014.

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

APPROVED this the 14th day of August, 2014.

Mayor of the City of
Huntsville, Alabama