

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 easements; that the applicant has represented to the City of Huntsville that **Traditional Land Company, LLC**, is the owner of the property across which said easements lie; that said easements, or portions being vacated, are not presently used and are 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 easements hereinafter described, said deed being substantially in words and figures as follows, to-wit:\

STATE OF ALABAMA)
)
COUNTY OF MADISON)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **CITY OF HUNTSVILLE**, an Alabama municipal corporation, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Traditional Land Company, LLC, hereinafter referred to as Grantee, and other good and valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, quitclaim, and convey unto the 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE NORTH 1/2 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, HUNTSVILLE MERIDIAN, CITY OF HUNTSVILLE, MADISON COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR FOUND AT THE MIDPOINT OF THE SOUTH BOUNDARY LINE OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST; THENCE, EASTERLY ALONG THE COMMON SECTION LINE OF SECTION 24 AND SECTION 25 ON A BEARING OF SOUTH 89 DEGREES 15 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 378.60 FEET TO A POINT ON THE EXISTING RIGHT OF WAY OF OLD MONROVIA ROAD; THENCE, CONTINUING SOUTHWESTERLY ALONG A TIE LINE ON A BEARING OF SOUTH 61 DEGREES 44 MINUTES 38 SECONDS WEST, FOR A DISTANCE OF 88.11 FEET TO A POINT; SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE, FROM THE POINT OF BEGINNING AND SOUTHWESTERLY ON A BEARING OF SOUTH 16 DEGREES 33 MINUTES 34 SECONDS WEST, FOR A DISTANCE OF 19.99 FEET TO A POINT;

THENCE, CONTINUING SOUTHWESTERLY ALONG THE SAID EASEMENT ON A BEARING OF SOUTH 43 DEGREES 16 MINUTES 42 SECONDS WEST, FOR A DISTANCE OF 260.04 FEET TO A POINT;

THENCE, CONTINUING SOUTHWESTERLY ALONG THE SAID EASEMENT ON A BEARING OF SOUTH 43 DEGREES 58 MINUTES 55 SECONDS WEST, FOR A DISTANCE OF 227.71 FEET TO A POINT LOCATED ON THE COMMON PROPERTY LINE OF LOT 1 AND LOT 2;

THENCE, CONTINUING NORTHWESTERLY ALONG THE SAID PROPERTY LINE ON A BEARING OF NORTH 29 DEGREES 17 MINUTES 17 SECONDS WEST, FOR A DISTANCE OF 8.94 FEET TO POINT LOCATED ON THE EXISTING U&D (UTILITY & DRAINAGE) EASEMENT; THENCE, CONTINUING NORTHEASTERLY ALONG THE SAID EASEMENT ON A BEARING OF NORTH 43 DEGREES 32 MINUTES 41 SECONDS EAST, FOR A DISTANCE OF 204.42 FEET TO A POINT;

THENCE, CONTINUING NORTHEASTERLY ALONG THE SAID EASEMENT ON A BEARING OF NORTH 36 DEGREES 52 MINUTES 12 SECONDS EAST, FOR A DISTANCE OF 172.04 FEET TO A POINT;

THENCE, CONTINUING NORTHEASTERLY ALONG THE SAID EASEMENT ON A BEARING OF NORTH 55 DEGREES 29 MINUTES 25 SECONDS EAST, FOR A DISTANCE OF 96.62 FEET TO A POINT;

THENCE, CONTINUING NORTHEASTERLY ALONG THE SAID EASEMENT ON A BEARING OF NORTH 43 DEGREES 32 MINUTES 41 SECONDS EAST, FOR A DISTANCE OF 33.09 FEET TO THE POINT OF BEGINNING.

THE HEREIN DESCRIBED U&D (UTILITY & DRAINAGE) EASEMENT CONTAINS 7,382 SQUARE FEET OR 0.169 ACRES OF LAND MORE OR LESS. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES AND OR RESTRICTIONS OF RECORD.

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

IN WITNESS WHEREOF, Grantor has caused this quitclaim to be signed in its behalf by its Mayor and attested by its Clerk-Treasurer, this the 11th day of September, 2014.

CITY OF HUNTSVILLE, ALABAMA,
a municipal corporation

By: _____

Tommy Battle, Mayor

ATTEST:

By: _____

Charles E. Hagood
Clerk-Treasurer

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 City Clerk-Treasurer, respectively, of The City of Huntsville, Alabama, a municipal corporation 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 corporation on the day the same bears day.

GIVEN under my hand and official seal this the 11th day of September, 2014.

Notary Public

THIS INSTRUMENT PREPARED BY:

Ordinance No. 14-_____ (Cont.)
Traditional Land Company, LLC

ADOPTED this the 11th day of September, 2014.

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

APPROVED this the 11th day of September, 2014.

Mayor of the City of
Huntsville, Alabama