

ORDINANCE NO. 15-_____

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 **Wright Homes, 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)

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 **WRIGHT HOMES, 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:

ALL THAT PART OF LOTS 20-21-22 OF PHASE 1 LITTLE MOUNTAIN SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 20080815000529280, IN THE PROBATE RECORDS OFFICE, MADISON COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 33;

THENCE FROM THE POINT OF BEGINNING NORTH 04 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 29.67 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 24.14 FEET TO A POINT;

THENCE NORTH 38 DEGREES 03 MINUTES 04 SECONDS WEST, A DISTANCE OF 115.98 FEET TO A POINT;

THENCE NORTH 75 DEGREES 11 MINUTES 35 SECONDS WEST, A DISTANCE OF 78.11 FEET TO A POINT;

THENCE NORTH 04 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 42.26 FEET TO A POINT;

THENCE SOUTH 75 DEGREES 11 MINUTES 35 SECONDS EAST, A DISTANCE OF 96.29 FEET TO A POINT;

THENCE NORTH 23 DEGREES 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 72.65 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.20 FEET (CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 45 MINUTES 00 SECONDS EAST, 10.20 FEET) TO A POINT;

THENCE SOUTH 23 DEGREES 01 MINUTES 28 SECONDS WEST, A DISTANCE OF 70.06 FEET TO A POINT;

THENCE SOUTH 38 DEGREES 03 MINUTES 04 SECONDS EAST, A DISTANCE OF 125.19 FEET TO A POINT;

THENCE NORTH 23 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 121.61 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 10.01 FEET (CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 55 MINUTES 50 SECONDS EAST, 10.01 FEET) TO A POINT;

THENCE SOUTH 23 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 127.44 FEET TO A POINT;

THENCE SOUTH 38 DEGREES 03 MINUTES 04 SECONDS EAST, A DISTANCE OF 11.15 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 35.80 FEET TO A POINT;

THENCE SOUTH 85 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.27 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 9th day of July, 2015.

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 9th day of July, 2015.

Notary Public
My Commission Expires: _____

This instrument was prepared by:
MATTHEW R. HARRISON
HARRISON, GAMMONS & RAWLINSON, P.C.
2430 L&N Drive
Huntsville, AL 35801
256-533-7711

Real Estate Sales Validation Form

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

| | |
|-------------------------|---|
| Grantor's Name: _____ | Grantee's Name: <u>Wright Homes, LLC</u> |
| Mailing Address: _____ | Mailing Address: <u>105 Von Braun Drive</u> |
| _____ | <u>Huntsville, AL 35806</u> |
| 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 checked="" 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 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. 15-_____ (Cont.)
Wright Homes, LLC

ADOPTED this the 9th day of July, 2015.

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

APPROVED this the 9th day of July, 2015.

Mayor of the City of
Huntsville, Alabama