

RESOLUTION NO. WWB-10926

**A RESOLUTION TO DECLARE CERTAIN INTERESTS IN REAL PROPERTY OF THE WATER AND WASTEWATER BOARD OF THE CITY OF MADISON TO BE SURPLUS AND NO LONGER NEEDED FOR MUNICIPAL PURPOSES OF THE BOARD AND FURTHER TO AUTHORIZE THE DISPOSITION OF SAID REAL PROPERTY TO ECHO SCRUGGS**

WHEREAS, the Water and Wastewater Board of the City of Madison, doing business as Madison Utilities (hereinafter, "MU") owns an interest in certain real property, specifically a non-exclusive ingress/egress easement across certain real property owned by MU, as described in the quitclaim deed attached hereto as Exhibit 1, for which MU has no continuing need; and

WHEREAS, it is the desire of MU to declare said interest in real property to be surplus and no longer needed exclusively for Board purposes and to authorize the conveyance of the referenced limited interest in said real property to Echo Scruggs, the owner of the property to be served by the referenced non-exclusive ingress/egress easement, by quitclaim deed.

NOW, THEREFORE, BE IT RESOLVED by the Water and Wastewater Board of the City of Madison, sitting in regular session on this the 6th day of April, 2026, that MU declares that the property described above and on the attached quitclaim deed is no longer needed for exclusive public purposes and, with the consent of the Madison City Council, the Chairman of the Board is hereby directed to convey by quitclaim deed MU's interest in the said real property to Echo Scruggs.

BE IT FURTHER RESOLVED that the Madison City Council be requested, at its next regularly scheduled meeting, to adopt an ordinance to give its consent to the disposition of MU's exclusive interest in the referenced ingress/egress easement across MU's property, and, to authorize MU to convey the aforesaid ingress/egress easement to Echo Scruggs, in accordance with *Ala. Code* § 11-50-314.

READ, PASSED, AND ADOPTED THIS 6th DAY OF April, 2026.



Terris Tatum, Chairman  
Water and Wastewater Board of the City of  
Madison, Alabama

ATTEST:

  
\_\_\_\_\_  
Emory DeBord, Secretary-Treasurer

This instrument prepared by William W. Sanderson, Jr., BISHOP BROOKS, LLC, 2101 Clinton Avenue West, Suite 402, Huntsville, Alabama 35805

STATE OF ALABAMA                    )                   PERMANENT INGRESS/EGRESS  
  )                   EASEMENT DEED  
MADISON COUNTY                    )

KNOW ALL MEN BY THESE PRESENTS that **THE WATER AND WASTEWATER BOARD OF THE CITY OF MADISON, ALABAMA**, a public utility corporation existing in the State of Alabama, doing business as **MADISON UTILITIES**, hereinafter referred to as **GRANTOR**, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), and other good and valuable consideration, to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto, **ECHO SCRUGGS**, his, heirs, successors and assigns, herein referred to as the **GRANTEE**, a non-exclusive ingress/egress easement along, through, over, and under the following described lands of **GRANTOR**, said easement being located in Madison County, State of Alabama, and more particularly described by metes and bounds as:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 2 WEST OF THE HUNTSVILLE MERIDIAN, MADISON COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 5/8" REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 21 OF RESUBDIVISION OF TRACT 1 OF A RESUBDIVISION OF LIBERTY MANOR, AS RECORDED IN PLAT BOOK 28, ON PAGE 16 IN THE PROBATE RECORDS OF MADISON COUNTY, ALABAMA. THENCE FROM THE POINT OF COMMENCEMENT AND ALONG THE SOUTHERLY BOUNDARY OF SAID SUBDIVISION, SOUTH 89 DEGREES 01 MINUTES 25 SECONDS EAST A DISTANCE OF 312.37 FEET TO A 5/8" SMITH ENGINEERING CAPPED REBAR FOUND; THENCE SOUTH 89 DEGREES 00 MINUTES 16 SECONDS EAST A DISTANCE OF 116.22 FEET TO A 1/2" ALLEN CAPPED REBAR FOUND; THENCE LEAVING SAID SUBDIVISION, SOUTH 89 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 42.02 FEET TO A 1/2" HILL CAPPED REBAR SET ON THE WESTERLY MARGIN OF RIGHT OF WAY FOR AN UNNAMED ROAD; THENCE ALONG SAID MARGIN, WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 78.40', THE CHORD BEARING AND DISTANCE BEING NORTH 18 DEGREES 50 MINUTES 09 SECONDS EAST, 49.63', TO A 1/2" HILL CAPPED REBAR SET ON THE SOUTHERLY MARGIN OF A RIGHT OF WAY FOR LIBERTY DRIVE; THENCE ALONG SAID MARGIN, WITH A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 226.57', THE CHORD BEARING AND DISTANCE BEING SOUTH 70 DEGREES 38 MINUTES 25 SECONDS EAST, 149.91', TO A 1/2" HILL CAPPED REBAR SET; THENCE SOUTH 89 DEGREES 00 MINUTES 33 SECONDS EAST A DISTANCE OF 242.29 FEET TO A 1/2" HILL CAPPED REBAR SET, WHICH IS THE POINT OF BEGINNING FOR THE EASEMENT HEREIN DESCRIBED.

THENCE FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERLY MARGIN OF A RIGHT OF WAY FOR LIBERTY DRIVE, SOUTH 89 DEGREES 00 MINUTES 33 SECONDS EAST A DISTANCE OF 30.01 FEET TO A 1/2" HILL CAPPED REBAR SET; THENCE LEAVING SAID MARGIN, SOUTH 01 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 112.35 FEET TO A 1/2" HILL CAPPED REBAR SET; THENCE SOUTH 01 DEGREES 30 MINUTES 15 SECONDS WEST A DISTANCE OF 65.73 FEET TO A 1/2" HILL CAPPED REBAR SET; THENCE NORTH 88 DEGREES 32 MINUTES 27 SECONDS WEST A DISTANCE OF 30.00 FEET TO A 1/2" HILL CAPPED REBAR SET; THENCE NORTH 01 DEGREES 30 MINUTES 15 SECONDS EAST A DISTANCE OF 177.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.123 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY HILL LAND SURVEYING, INC. DATED MARCH 27, 2026.

TO HAVE AND TO HOLD the same unto the said **ECHO SCRUGGS**, his heirs, successors and assigns, forever, PROVIDED, HOWEVER, that this conveyance shall not limit access by the GRANTOR to the above-referenced property for any purposes not inconsistent with the rights granted to the GRANTEE herein.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed by its duly authorized officer on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**THE WATER AND WASTEWATER BOARD  
OF THE CITY OF MADISON, ALABAMA**

By: \_\_\_\_\_  
Terris Tatum, Chairman

STATE OF ALABAMA            )  
COUNTY OF MADISON        )

I, \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that Terris Tatum of THE WATER AND WASTEWATER BOARD OF THE CITY OF MADISON, ALABAMA, a public utility corporation, whose name as Chairman is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such officer 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 seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_