

DOCUMENT NO: 475899  
RECORDED: September 23, 2024 01:20:00 PM  
TOTAL FEES: \$50.00 TRANSFER TAX: \$1,500.00  
COUNTY CLERK: HELENA C BIRDWELL  
DEPUTY CLERK: CANETRA FORD  
COUNTY: BARREN COUNTY  
BOOK: D432 PAGES: 496 - 500

After recording, please return to:  
Home Towne Settlement Services, LLC  
108 Reynolds Road, Suite A  
Glasgow, KY 42141

DEED

THIS DEED OF CONVEYANCE made and entered into on this 18 day of September 2024, by and between **J&B PORTER INVESTMENTS, LLC**, a Florida limited liability company, of 4508 E Aqua Bella Lane, Fort Lauderdale, FL 33312, hereinafter known and referred to as GRANTOR, and **KENTUCKY INDUSTRIAL ALLIANCE, LLC**, a Kentucky limited liability company, of PO Box 2277, Glasgow, KY 42142, hereinafter known and referred to as GRANTEE;

WITNESSETH:

For and in consideration of the sum of **\$1,500,000.00** (One million five hundred thousand dollars and no cents), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents bargain, sell, alien, and convey, unto the Grantee, in fee simple, and unto the Grantee's heirs and assigns forever, a certain tract of real estate located in Barren County, Kentucky, more fully described as follows:

Two (2) tracts having been combined into one (1) lot as set out in Plat Book 19, Page 520, as Lot 9, consisting of **2.5857 acres**, of Willow Park Professional Park, and being more particularly described as follows:

Beginning at a capped 5/8-inch iron pin stamped "KY 2649", said point is the common rear corner of lots 8 & 9 of the Willow Springs Professional Park, and is in the south right-of-way line (50-foot wide assumed) of Robert Bishop Road thence leaving the said right-of-way, and with the line of lot 8, South 00 degrees 24 minutes 36 seconds West, 117.76 feet to a 5/8-inch iron pin with no cap, said point is the North right-of-way of Physicians Boulevard (50-foot wide assumed) at the top of the cul-de-sac; thence with the right-of-way of physicians Boulevard The next eight (8) calls as follows:

thence with a curve turning to the left with an arc length of 135.62 feet, a radius of 55.00 (feet, a chord bearing of South 19 degrees 43 minutes 06 seconds West, and a chord length of 103.78 feet to a point; thence with a reverse curve turning to arc right with an arc length of 22.39 feet, a radius of 25.00 feet, a chord bearing of South 25 degrees 15 minutes 53 seconds East, and chord length of 21.65 feet to a set iron pin, said pin is 5/8-inch diameter by 18-inches long with a yellow plastic cap stamped "L SLAVEY KY 3922"; thence South 00 degrees 23 minutes 39 seconds West, 18.85 feet to a capped 5/8-inch iron pin stamped "KY 2649"; thence with a curve turning to the right with an arc length of 15.07 feet, a radius of 10.00 feet, a chord bearing of South 43 degrees 33 minutes 14 seconds West, and a chord length of 13.68 feet to a 5/8-inch iron pin with no cap; thence South 86 degrees 42 minutes 49 seconds West a distance of 195.73 feet to a set iron pin, said pin is 5/8-inch diameter by 18-inches long with a yellow plastic cap stamped "L SLAVEY KY 3922", said point is previously the corner common to lots 9 & 10 of the Willow Springs Professional Park; thence North 87 degrees 43 minutes 08 seconds West, 172.89 feet to a capped 5/8-inch iron pin stamped "KY 2649"; thence with a curve turning to the right with an arc length of 32.96 feet, a radius of 25.00 feet, a chord bearing of North 49 degrees 57 minutes 50 seconds West, and a chord length of 30.62 feet; thence with a reverse curve turning to the left with an arc length of 12.60 feet, with a radius of 55.00 feet, with a chord bearing of North 18 degrees 45 minutes 42 seconds West, with a chord length of 12.58 feet to a set iron pin,

BARREN COUNTY  
D432 PG497

said pin is 5/8-inch diameter by 18-inches long with a yellow plastic cap stamped "L SLAVEY KY 3922" this being the corner common to lots 10 & 11 of the Willow Springs Professional Park; thence leaving the right-of-way, and with the line of lot 11 North 01 degrees 08 minutes 45 seconds East, 250.34 feet to a capped 5/8-inch iron pin stamped "KY 2649" in the South Right of way of Robert Bishop Road (50-foot wide assumed); thence with the right-of-way the next two (2) calls as follows: South 88 degrees 09 minutes 09 seconds East, 199.98 feet to a capped 5/8-inch iron pin stamped "KY 2649", said point is previously the corner common to lots 9 & 10 of the Willow Springs Professional Park; thence South 88 degrees 09 minutes 09 seconds East, 227.06 feet to a capped 5/8-inch iron pin stamped "KY 2649" which is the point of beginning, and having an area of 112,633 square feet, 2.5857 acres.

Subject to the restrictions of record in MC Book 95 Page 446; MC Book 29 Page 375; MC Book 80 Page 451; and MC Book 82 Page 857 all of record in the office of the Barren County Court Clerk.

Being the same property conveyed by Lab Leasing, LLC to J&B Porter Investments, LLC by Deed dated June 15, 2022 and recorded in Deed Book 414, page 191 at the Barren County Court Clerk's Office.

It is agreed and understood by and between the parties hereto that all ad valorem taxes due and payable upon the above described real estate for and during the current calendar year shall be prorated between the Grantor and Grantee as of the date of this Deed of Conveyance, and that all such taxes due and payable for and during all succeeding calendar years shall be paid by Grantee, and that possession of the subject real estate shall accompany delivery of this Deed of Conveyance.

By execution of this deed, Grantors acknowledge advice by the preparer of this instrument of Grantors' responsibility for filing form 1099-S with the Internal Revenue Service.

**TO HAVE AND TO HOLD**, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, and unto the Grantee's heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection.

**IN THIS CONSIDERATION CERTIFICATE**, the parties hereto do hereby certify, pursuant to KRS Section 382.135, that the above stated consideration in the sum of **\$1,500,000.00 (One million five hundred thousand dollars and no cents)** is the true, correct, and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to \$10,000.00.

The in- care-of address for any and all future property tax bills is as follows: PO Box 2277, Glasgow, KY 42142.

IN TESTIMONY WHEREOF, witness the hands of the Grantor and the Grantee herein,  
all on this the day and year first above written.

J&B PORTER INVESTMENTS, LLC

*John G. Porter*  
By: John G. Porter, Manager  
Grantor

*Brandi M. Porter*  
By: Brandi M. Porter, Manager  
Grantor

STATE OF FL )  
COUNTY OF Broward )

The undersigned, a Notary Public within and for the State of FL, County of Broward, does certify that on this 18<sup>th</sup> day of September 2024, the foregoing Deed of Conveyance and Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by John G. Porter and Brandi M. Porter in their capacity and Managers of J&B PORTER INVESTMENTS, LLC, a Florida limited liability company.

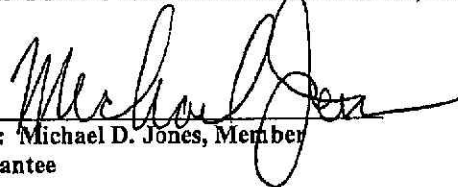
*Michael Sinclair*  
Notary Public

My Commission Expires



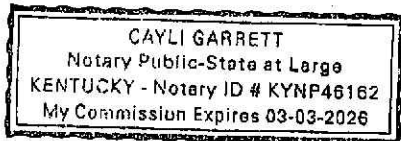
Refer to the attached Corporate Resolution, incorporated herein as part of this instrument, for the authority granted to Michael D. Jones to sign on behalf of the Grantee.

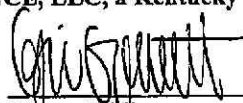
KENTUCKY INDUSTRIAL ALLIANCE, LLC

  
By: Michael D. Jones, Member  
Grantee

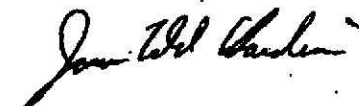
COMMONWEALTH OF KENTUCKY )  
COUNTY OF Barrren )

Barrren The undersigned, a Notary Public within and for the Commonwealth of Kentucky, County of Barrren, does certify that on this 18 day of September 2024, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by Michael D. Jones in his capacity as Member of KENTUCKY INDUSTRIAL ALLIANCE, LLC, a Kentucky limited liability company.



  
Notary Public  
My Commission Expires

This instrument prepared by:



JASON TODD HARDIN  
Attorney at Law  
108 Reynolds Road, Suite A  
Glasgow, KY 42141  
(270)678-5090

KENTUCKY INDUSTRIAL ALLIANCE, LLC, a Kentucky limited liability company

RESOLUTION

WHEREAS, KENTUCKY INDUSTRIAL ALLIANCE, LLC, a Kentucky limited liability company (the "Company") engages in various real estate transactions, including but not limited to the sale and purchase of real estate properties; and

WHEREAS, the Company desires to designate authorized signatories for the purpose of signing documents related to real estate transactions on behalf of the Company;

NOW, THEREFORE, be it resolved that the Members of KENTUCKY INDUSTRIAL ALLIANCE, LLC, a Kentucky limited liability company hereby adopts the following resolution:

1. The individuals authorized to sign documents related to the sale or purchase of real estate on behalf of the Company shall be either Michael D. Jones or Jared Whitworth or Joseph R. Crist.
2. The authorized signatories shall have the full power and authority to execute, acknowledge, and deliver any and all documents, agreements, contracts, deeds, conveyances, assignments, releases, mortgages, leases, and other instruments related to real estate transactions.
3. The authorized signatories shall have the power to act individually; their signatures in any such capacity shall be binding on the Company.
4. The authorized signatories shall have the power to make decisions related to the terms, conditions, and negotiations of real estate transactions within the scope of their designated authority.
5. The authorized signatories are required to keep the Company's best interests in mind and act in accordance with the Company's policies and legal obligations.
6. The authorized signatories shall not have the authority to modify this resolution, delegate their signing authority, or engage in transactions outside the scope of real estate transactions.

This resolution shall remain in effect until it is amended or revoked by a subsequent resolution of the Members.

Passed and adopted by the Members of KENTUCKY INDUSTRIAL ALLIANCE, LLC on this \_\_\_\_ day of September 2024.

KENTUCKY INDUSTRIAL ALLIANCE, LLC

BY:   
Jared Whitworth (Sep 11, 2024 07:44 PDT)

Jared Whitworth, Member

BY:   
Michael D. Jones (Sep 11, 2024 10:25 CDT)

Michael D. Jones, Member

BY:   
Joseph R. Crist (Sep 11, 2024 10:48 EDT)

Joseph R. Crist, Member



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
J&B PORTER INVESTMENTS, LLC

### Filing Information

<b>Document Number</b>	L22000252585
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<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/26/2025
<b>Event Effective Date</b>	NONE

### Principal Address

4508 E AQUA BELLA LANE  
FT LAUDERDALE, FL 33312

### Mailing Address

4508 E AQUA BELLA LANE  
FT LAUDERDALE, FL 33312

### Registered Agent Name & Address

PORTER, BRANDI M  
4508 E AQUA BELLA LANE  
DANIA BEACH, FL 33312

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

PORTER, BRANDI M  
4508 E AQUA BELLA LANE  
FT LAUDERDALE, FL 33312

Title MGR

PORTER, JOHN G  
4508 E AQUA BELLA LANE

Annual Reports

Report Year	Filed Date
2023	03/28/2023
2024	05/03/2024

Document Images

<a href="#">05/03/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/02/2022 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>