

DOCUMENT NO: 476881
RECORDED: October 08, 2024 12:18:00 PM
TOTAL FEES: \$50.00 TRANSFER TAX: \$1,043.50
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: TERESA GRIMSLEY
COUNTY: BARREN COUNTY
BOOK: D432 PAGES: 768 - 772

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 1 day of October, 2024 by and between the **ESTATE OF JAMES B. SHAW**, 1304 S. Dixie Hwy, Cave City, Barren County, Kentucky 42127, hereinafter referred to as GRANTOR, by and through **Roger Smith and Belinda Higginbotham**, as Co-Executors of the Estate of James B. Shaw and;

Kentucky Industrial Alliance, LLC., a Kentucky limited liability company, of P.O. Box 2277, Glasgow, Barren County, Kentucky 42142 hereinafter referred to as GRANTEE.

WITNESSETH: That for and in consideration of the sum of **ONE MILLION FORTY-THREE THOUSAND TWO HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$1,043,250.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, alien, grant and convey unto the GRANTEE, that certain tract of land located in Barren County, Kentucky, and more particularly described as follows:

BEING TRACTS #1, 2, 3, 4, & 5 COMBINED:

BEGINNING at a set 1/2' rebar with cap on the Right-of-Way of U.S. Highway #31-W, (Right-of-Way Width Varies, Deed Book 92 Page 583), (Being located N 37 deg. 48 min. 55 sec. W 7.16 feet from a found 5/8" rebar), a corner to Larry Marcum and Charles Marcum, (Deed not found at time of survey); **THENCE** with the lines of Larry Marcum and Charles Marcum, **N 36 deg. 02 min. 41 sec. W 57.02**

feet to a set 1/2" rebar with cap in center of an old road; **THENCE S 64 deg. 43 min. 34 sec. W 81.63 feet** to a set 1/2" rebar with cap in center of an old road, a corner to Marcum and a corner to Kenneth Sartin, (Deed Book 363 Page 282); **THENCE** with the line of Kenneth Sartin, **N 35 deg. 53 min. 05 sec. W 1,840.03 feet** to a found 1/2" rebar with cap stamped "Blakeman PLS #1859", on the Right-of-Way of CSX Transportation Inc., (Right-of-Way Width Varies * Deed Book 364 Page 117, Plat Book 20 Page 459); **THENCE** with the Right-of-Way of CSX Transportation Inc., **N 45 deg. 54 min. 33 sec. E 978.77 feet** to a set 1/2" rebar with cap; **THENCE N 45 deg. 54 min. 33 sec. E 1,123.32 feet** to a found 5/8" rebar, a corner to CSX Transportation Inc., and a corner to Cave City Property Management, LLC., (Deed Book 360 Page 381, Plat Book 8 Page 631); **THENCE** with the line of Cave City Property Management, LLC., **S 35 deg. 17 min. 51 sec. E 1,285.60 feet** to a set 1/2" rebar with cap at the end of Baker Hale Street, (60' Right-of-Way Width, Deed Book 200 Page 210); **THENCE** with the line of Baker Hale Street, **S 35 deg. 17 min. 51 sec. E 60.45 feet** to a set 1/2" rebar with cap at the end of said Right-of-Way, (Being located S 47 deg. 39 min. 33 sec. W 849.00 feet from a found 5/8" rebar with cap stamped "Joe Houchens PLS #2649"), a corner to Alvata Coffey Holder, (Being Parcel #5 of Deed Book 228 Page 204, Plat Book 8 Page 235); **THENCE** with the line of Holder, **S 35 deg. 37 min. 35 sec. E 190.50 feet** to a found 5/8" rebar, a corner to Holder and a corner to Alvata Coffey Holder, (Being Parcel #4 of Deed Book 228 Page 204, Plat Book 8 Page 227); **THENCE** with the line of Holder, **S 35 deg. 12 min. 12 sec. E 496.58 feet** to a found 3/4" iron pipe at corner fence post on the Right-of-Way of U.S. Highway #31-W, (Right-of-Way Width Varies, Deed Book 92 Page 583), a corner to Holder; **THENCE** with the Right-of-Way of U.S. Highway #31-W as it meanders:

S 48 deg. 57 min. 10 sec. W 299.98 feet

to a set 1/2" rebar with cap on said Right-of-Way; **THENCE** continuing with the Right-of-Way of U.S. Highway #31-W as it meanders:

S 48 deg. 57 min. 04 sec. W 674.10 feet

to a set 1/2" rebar with cap in the center of an old road, on said Right-of-Way, (Being located N 48 deg. 57 min. 06 sec. E 38.88 feet from a found 1/2" iron pipe), a corner to Terry Allen Cline, (Deed Book 373 Page 958, Plat Book 7 Page 92); **THENCE** with the lines of Terry Allen Cline, **S 71 deg. 38 min. 49 sec. W 183.68 feet** to a set 1/2" rebar with cap in the center of an old road; **THENCE S 56 deg. 08 min. 22 sec. W 25.27 feet** to a set 1/2" rebar with cap in the center of an old road; **THENCE S 56 deg. 08 min. 22 sec. W 65.91 feet** to a set 1/2" rebar with cap in the center of an old road; **THENCE S 43 deg. 22 min. 22 sec. W 174.39 feet** to set 1/2" rebar with cap in the center of

an old road; **THENCE S 40 deg. 53 min. 57 sec. E 15.46 feet** to a found 1/2" iron pipe; **THENCE S 40 deg. 54 min. 07 sec. E 50.25 feet** to a found 1/2" iron pipe on the Right-of-Way of U.S. Highway #31-W, (Right-of-Way Varies, Deed Book 92 Page 583), a corner to Cline; **THECE** with the Right-of-Way of U.S. Highway #31-W as it meanders:

S 48 deg. 58 min. 09 sec. W 374.94 feet

to a set 1/2" rebar with cap on said Right-of-Way; **THENCE** continuing with said Right-of-Way as it meanders:

S 48 deg. 58 min. 09 sec. W 205.02 feet

to the **POINT OF BEGINNING** and **CONTAINING 93.152 ACRES**, more or less according to survey by Richard Wood, P.L.S. #3609, Pride Land Surveying Inc., dated July 10th, 2024.

Being the same property conveyed to James B. Shaw, by Deed dated August 29th, 2006, from Leora B. Locke, FKA Leora Shaw, and recorded in Deed Book 299 Page 465, in the Office of the Barren County Clerk.

Being the property conveyed to James B. Shaw, by Deed dated October 22nd, 1987, from James Earl Cline, and recorded in Deed Book 219 Page 44, in the Office of the Barren County Clerk.

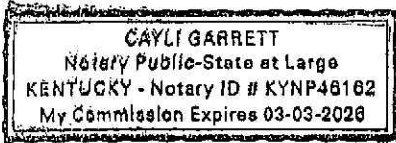
The Last Will and Testament of James B. Shaw dated June 29th, 2023, was recorded in Will Book 48 Page 553, on February 27th, 2024, in the Office of the Barren County Clerk.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

TO HAVE AND TO HOLD the above-described tract of land, together with all the improvements thereon and all the appurtenances thereunto belonging, unto the **GRANTEE**, in fee simple absolute their heirs and assigns forever with General Warranty of Title, subject however, to rights of way for public roads, easements for public utilities, and Rules and Regulations of the City-County Planning Commission of Barren County, Kentucky.

The 2024 real estate taxes and assessments will be prorated between the parties.

be their act and deed, and they are known to me (or produced sufficient evidence that they are the persons described in and who executed the foregoing instrument), this 1 day of October, 2024.



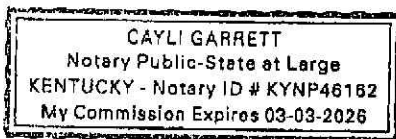
Cayli Garrett
NOTARY PUBLIC, KY STATE AT LARGE

My Commission Expires: _____

Notary ID#: _____

STATE OF Kentucky)
COUNTY OF Barren)

I, a Notary Public in and for the County and State aforesaid, do certify that the foregoing Certification was produced to me in said County and State and acknowledged and delivered by **KENTUCKY INDUSTRIAL ALLIANCE, LLC.**, a Kentucky limited liability company, by and through Jared Whitworth, managing member, GRANTEE thereto, to be the act and deed, and they are known to me (or produced sufficient evidence that they are the entity described in and who executed the foregoing instrument), this 1 day of October, 2024.



Cayli Garrett
NOTARY PUBLIC

My Commission Expires: _____

Notary ID#: _____

THIS INSTRUMENT PREPARED
WITHOUT CERTIFICATION OF TITLE BY:

ROGERS & DRIVER
Attorneys at Law PSC
102 East Public Square
Glasgow, KY 42141-2602
P: (270) 651-2258
F: (270) 651-1716

By: Ben Rogers
Benjamin D. Rogers