

BARREN COUNTY
D437 PG699

DOCUMENT NO: 488083
RECORDED: May 27, 2025 02:57:00 PM
TOTAL FEES: \$50.00 TRANSFER TAX: \$1,000.00
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: MELINDA STINSON
COUNTY: BARREN COUNTY
BOOK: D437 PAGES: 699 - 702

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 23rd day of May 2025, by and between **JERRI JOLLY FERRELL and DAVID MICHAEL FERRELL**, wife and husband, of PO Box 335, Cave City, KY 42127, hereinafter known and referred to as **GRANTORS**, 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 **\$1,000,000.00 (One million dollars and no cents)**, cash in hand paid by Grantee to Franklin Bank and Trust Company, as Trustee and QI for Grantor under that Section 1031 Exchange Trust and Escrow Agreement dated May 23, 2025, 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:

TRACT I:

BEGINNING at a corner post on the south side of Kentucky 70 near the northwest corporate limits of Cave City, Barren County, Kentucky, a corner with Bert Goad running thence with Goad and with the existing fence, S. 86 degrees E. 21.7 poles to a corner post, a corner with Goad; thence with the existing fence and with the lines of Goad, Mrs. Reynolds, Woods and Handy, Poynter and Thompson, S. 42 degrees 45 minutes E. 27.4 poles to a corner post, a corner with Thompson in Tommy Saunders line; thence with the existing fence and with the lines of Saunders, Willis Brothers, and Allie Smith, S. 51 degrees 20 minutes W. 34.7 poles (passing the Willis-Smith corner at 20.1 poles) to a red oak corner post, a corner with Smith, thence with Smith and with the existing fence, S. 41 degrees 30 minutes E. 99.4 poles to a corner post, a corner with Smith on the northwest side of the L and N Railroad; thence with the railroad right of way 42 degrees W. 55.5 poles to a corner post, a corner with Gerry Smith; thence with Gerry Smith and with the existing fence N. 37 degrees 15 minutes W. 146/8 poles to a corner post on the southeast side of Kentucky Highway No. 70, a corner with Smith; thence with the southeast right of way line if said highway N. 45 degrees E. 48.5 poles N. 50 degrees 40 minutes E. 8.7 poles; N. 65 degrees E. 7.3 poles to the beginning, containing **53.4 acres** more or less.

THERE is EXCEPTED from the above a small strip of land, five feet in width and one hundred (100) feet in length, which has heretofore been granted to the Commonwealth of Kentucky, as additional right of way for the purpose of making a fill during construction of Highway 70.

THERE IS FURTHER EXCEPTED from this conveyance 3.54 acres deed to the Cave City, more particularly described as follows:

BEGINNING at an intersection of fences marking the corner between Wendell Martin, Gray Smith and the west right-of-way line of the L & N Railroad; thence N 35 degrees 30 minutes W. 271.22 feet following the

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property line of Gray Smith and Wendell Martin to a stake; thence N 15 degrees 00 minutes E. 189.27 feet to a stake in an existing fence line on the property of Wendell Martini thence S 39 degrees 13 minutes E. 502.91 feet to a stake in the west right-of-way line of the L & N Railroad1 thence S 43 degrees 24 minutes w. 417.97 feet following the west right of way line of the L & N Railroad and the east property line of Wendell Martin to the point of beginning, and containing 3.54 acres more or less.

TRACT II:

Being a tract of land located near Cave City, Barren County, Kentucky, on Kentucky No. 70 and more particularly described as follows: BEGINNING at a point on the south right-of-way of Kentucky 70, a corner to E. B. Goad; thence with south right-of-way of KY 70, N 89 degrees 00 minutes W 68.3 feet to a stake; thence S 84 degrees 45 minutes W 56.4 feet to a stake; thence S 77 degrees 15 minutes W 59.3 feet to a stake; thence S 64 degrees 15 minutes W 47.5 feet to a stake on said right-of-way, a corner to Jolly & Mouser; thence with Jolly's & Mouser's line S 84 degrees 15 minutes E 214.8 feet to iron pin, corner to Goad; thence with Goad's line N 11 degrees 15 minutes E 60.6 feet to the beginning.

There is excepted from the above-described property the following off conveyances:

1. 0.0076 acre tract conveyed by Jerri Jolly Ferrell and David Ferrell, wife and husband, to Zach Campbell and Bonnie Campbell, by Deed dated May 7, 2007 and recorded in Deed Book 305, page 515 at the Barren County Court Clerk's Office. For a more complete description see Plat Book 18, Page 545 at the Barren County Court Clerk's Office.
2. 0.036 acre tract conveyed by Jerri Jolly Ferrell and David Ferrell, wife and husband, to Zachary B. Campbell and Bonnie G. Campbell by Deed dated December 3, 2008 and recorded in Deed Book 317, page 337 at the Barren County Court Clerk's Office. For a more complete description see Plat Book 19, page 55 at the Barren County Court Clerk's Office.

Being the remaining property conveyed by Minnie P. Jolly, Executrix of the Estate of Earl D. Jolly to Jerri Jolly Ferrell being a one-half undivided interest by Deed dated January 1, 1990 and recorded in Deed Book 223, Page 457 at the Barren County Court Clerk's Office.

And

Being the remaining property conveyed to L.T. Mouser by Deed from Wendell Martin and Mae Jewell Martin, husband and wife, being a one-half undivided interest by Deed dated February 16, 1967 and recorded in Deed Book 174, page 170 at the Barren County Court Clerk's Office. Also being the remaining property conveyed to L.T. Mouser from E.B. Goad and Elta Mae Goad, husband and wife, being a one-half undivided interest by Deed dated December 27, 1967 and recorded in Deed Book 176, page 272 at the Barren County Court Clerk's Office. L.T. Mouser is now deceased, pursuant to the terms of his Last Will and Testament of record in Will Book 15, page 369 at the aforesaid clerk's office his one-half undivided interest is vested to Mary Gladys Mouser. Mary Gladys Mouser is now deceased, pursuant to the terms of her Last Will and Testament of record in Will Book 17, Page 827 at the aforesaid clerk's office her one-half undivided interest is vested to Jerri Jolly Ferrell.

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 Grantors 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.

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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 **\$1,000,000.00 (One million 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.

Jared Whitworth, Member, Kentucky Industrial Alliance, LLC, executed and delivered this Deed on behalf of the company, pursuant to specific authorization and express agreement of all the members of the limited liability company.

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 Grantors and the Grantee herein, all on this the day and year first above written.

Jerri Jolly Ferrell
JERRI JOLLY FERRELL
Grantor

David Michael Ferrell
DAVID MICHAEL FERRELL
Grantor

COMMONWEALTH OF KENTUCKY)
COUNTY OF Barren)

Barren The undersigned, a Notary Public within and for the Commonwealth of Kentucky, County of Barren, does certify that on this **23rd day of May 2025**, the foregoing Deed of Conveyance and Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **JERRI JOLLY FERRELL** and **DAVID MICHAEL FERRELL**, wife and husband.

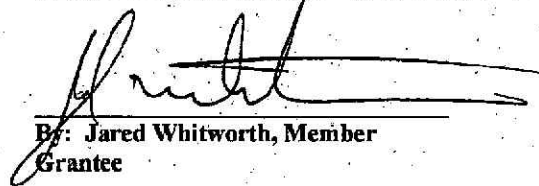
Brooke Weir

Notary Public

My Commission Expires

Brooke Weir
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP78856
My Commission Expires 09/17/2027

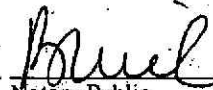
KENTUCKY INDUSTRIAL ALLIANCE, LLC


By: Jared Whitworth, Member
Grantee

COMMONWEALTH OF KENTUCKY)
COUNTY OF Barren)

Barren The undersigned, a Notary Public within and for the Commonwealth of Kentucky, County of Barren, does certify that on this 23rd day of May 2025, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by Jared Whitworth in his capacity as Member of KENTUCKY INDUSTRIAL ALLIANCE, LLC, a Kentucky limited liability company.

Brooke Weir
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP78856
My Commission Expires 09/17/2027


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