

BARREN COUNTY
D440 PG489

DOCUMENT NO: 496018
RECORDED: September 29, 2025 03:31:00 PM
TOTAL FEES: \$56.00 TRANSFER TAX: \$1,300.00
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: MELINDA STINSON
COUNTY: BARREN COUNTY
BOOK: D440 PAGES: 489 - 495

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 26 day of September 2025, by and between Meadows Holdings, LLC, a Kentucky Limited Liability Company, of 139 E Main Street, Horse Cave, KY 42749, 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 \$1,300,000.00 (one million three 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:

TRACT I (Parcel# 60-18C and Portion of Parcel# 60-18F):

A certain parcel of land being known as Tract No. 2-B and being more particularly described as follows:

Beginning at an existing iron pipe on the southwest line of the right-of-way of State Highway 70-90, a corner to the Alvata Holder tract of record in P.B. 8 at page 227 in Cave Barren County, Kentucky, said point of beginning being located on the southwest side of the control of access fence and 400 feet southeasterly along said highway right-of-way, along four (4) new lines, S. 51 deg. 08 min. W. for a distance of 121.43 feet to an iron pin set at a steel post, a new corner; thence S. 41 deg. 06 min. E. for a distance of 191.35 feet to an iron pin set on a new corner; thence S. 48 deg. 13 min. W. for a distance of 191.90 feet to an iron pin set on a new corner; thence N. 41 deg. 30 min. W. for a distance of 344.83 feet, passing through a corner post at 342.33 feet, to an iron pin set on the southeast line of Wall Street, a new corner; running thence along the original lines as surveyed in October 1985, S. 48 deg. 05 min. W. for a distance of 199.15 feet to an iron pin, a corner to the Alvata Holder tract of record in P.B. 8 at page 235; thence S. 34 deg. 55 min. E. for a distance of 190.50 feet to a corner with the said Holder tract of record in P.B. 8 at page 227; thence continuing along the Holder line, S. 45 deg. 14 min. E. for a distance of 209.50 feet to an iron pin; thence N. 48. deg. 12 min. E. for a distance of 537.20 feet to the point of beginning, containing 2.90 acres, more or less, according to this survey made in October 1985 and December 1997 by Paul Luster, PLS 966, subject to any existing pertinent rights-of-way and/or easements. Plat of the above-described survey is approved and of record in Plat Book 14 at page 171 in the office of the Clerk of Barren County Court.

THERE IS EXCEPTED AND NOT CONVEYED HEREIN THE FOLLOWING DESCRIBED PROPERTY:

Being all of Tract 1 as shown in Plat Book 21, Page 709, containing 0.19 acres more or less, and recorded in the office of the Barren County Court Clerk, and being a portion of the same property conveyed to Alvata Holder by Deed dated December 16, 1997 and recorded in Deed Book 237, Page 940 in the office aforesaid.

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TRACT II (Parcel# 60-18 and Portion of Parcel# 60-18F):

Being Tract No. 1, containing 7.78 acres, more or less, as shown in Plat Book 8, Page 227 and recorded in the office of the Barren County Clerk. Said property is further described as follows:

Beginning at an existing iron pin on the northwestern line of the right-of-way of U.S. Highway 31-W a corner to the lands of Roscoe Atwell (D.B. 172 page 236 and D.B. 149 page 639), in the southwestern section of Cave City, Barren County, Kentucky, said point of beginning being located 40 feet from the centerline of said highway and about 142.6 feet southwesterly of the centerline of State Highway No. 70-90; running thence along the said Atwell line, N. 35 deg. 29 min. W 200.7 feet to an existing iron pin in a fence two feet northeasterly of a large sawed post; thence N 45 deg. 12 min. E 44.7 feet, with the fence, to a fence corner on the southwestern line of the right-of-way of State Highway No. 70-90; a corner to the said Atwell tract; running thence along the southwestern line of the right-of-way of State Highway No. 70-90; a corner to the said Atwell tract; running thence along the southwestern line of said highway right-of-way N. 45 deg. 14 min. W 84.2 feet to an iron pin set on said right-of-way line a new corner; running thence along two (2) new lines S. 48 deg. 12 min. W 537.2 feet to and iron pin set on a new corner; thence N 45 deg. 14 min. W. 209.5 feet to an existing iron pin on the eastern corner of the J.B. Gardner Jr. and J.B. Whitaker Jr. 1.5 acre survey (D.B. 156, page 268); running thence along the said Gardner/Whitaker line, S 48 deg. 05 min. W 345 feet to an existing iron pin in a line fence, a corner on the eastern boundary of the Leora and James B. Shaw tract (D.B. 183 page 405); running thence along the said Shaw line with the fence, S. 34 deg. 39 min. E 496.3 feet to an existing iron pin at a sawed corner post, a corner 40 feet from the centerline of U.S. Highway 31-W; running thence along the northwestern line of the right-of-way of said highway N 49 deg. 27 min. E 463.7 feet; thence N. 48 deg. 37 min. E. 99.7 feet; thence N 47 deg. 56 min. E. 100.2 feet; thence N 46 deg. 56 min. E. 99.8 feet; thence N. 45 deg. 58 min. E. 100.2 feet; thence N. 43 deg. 23 min. E. 30.5 feet the point of beginning containing 7.78 acres, more or less, according to this survey made in October, 1985 by Paul Luster RLS 966, subject to existing rights-of-way and easements.

TRACT III (Parcel# 60-18A):

Being that certain tract, containing 1.50 acres, more or less, as shown in Plat Book 8, Page 235 and recorded in the office of the Barren County Court Clerk. Said property is further described as follows:

Beginning at an iron pin set in a line fence, a new corner on the northeastern boundary of a tract owned by Leora Shaw and James B. Shaw (D.B. 183, page 405), in the southwestern section of Cave City, Barren County, Kentucky, said point of beginning being located 840 feet southwesterly, along the southeastern side of an existing 60-foot wide right-of-way, from a point on the southwestern line of the right-of-way of State Highway No. 70-90 said point being about 0.14 miles northwesterly of U.S. Highway 31-W, said point of beginning also being located 60 feet southeasterly, along the said Shaw boundary, from an iron pin in the line fence on the southern corner of the 20.8 acre B. R. Carver tract (D.B. 200, page 210); running thence along the said Shaw line, with the fence; S. 35 deg. 13 min. E. 190.5 feet to an iron pin set in said line fence at a line post, a new corner; running thence along three (3) new lines; N. 48 deg. 05 min. E. 345 feet to an iron pin set on a new corner; thence N. 34 deg. 55 min. W. 190.5 feet to an iron pin set on the southeastern line of an existing 60 foot wide right-of-way, said right-of-way being of record in Deed Book No. 200 at page 210; running thence along the southeastern side of said right-of-way S. 48 deg. 05 min. W. (S. 45 deg. 00 min. W. on 1969 survey) 346 feet to the point of beginning, containing 1.50 acres, more or less, according to this survey made in August 1985 by Paul Luster RLS 966 subject to existing rights-of-ways and easements. Plat of the above-described survey is approved and of record in Plat Book No. 8 at page 235 in the office of the Clerk of Barren County Court. Also included with the above described 1.5 acre survey, is a 60 foot wide right-of-way along and over the same 60 foot right-of-way described in a deed of record in Deed Book No. 200, page 210, the southern boundary of said 60-foot wide right-of-way being described as follows: Beginning at the point of beginning of the above described 1.50 acre survey, thence running along the southeastern boundary of said existing right-of-way, N. 48 deg. 05 min. E. (N. 45 deg. 00 min. E. on 1969 survey) 840 feet to a point on the southwestern line of the right-of-way of State Highway 70-90 and there terminating.

Being the same property conveyed by Alvata Holder, being one and the same as Alvata Coffey Holder and Alvata A. Holder, unmarried, to Meadows Holdings, LLC by Deed dated September 20, 2024 and recorded in

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Deed Book 432, page 479 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.

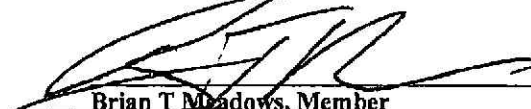
TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, **in fee simple**, and unto the Grantee's heirs and assigns forever, with Covenant of General Warranty of Title; **SUBJECT, 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 \$1,300,000.00 (one million three 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.

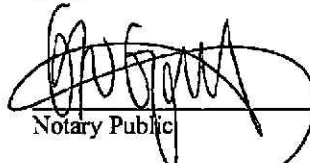
Meadows Holdings, LLC


Brian T Meadows, Member
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 20 day of September 2025, the foregoing Deed of Conveyance and Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by Meadows Holdings, LLC, a Kentucky Limited Liability Company, by Brian T Meadows, Member.

CAYLI GARRETT
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP46162
My Commission Expires 03-03-2026


Notary Public
My Commission Expires

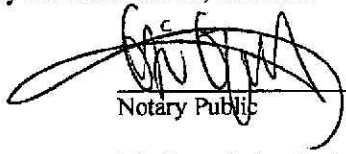
Kentucky Industrial Alliance, LLC


Michael D Jones, 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 26 day of September 2025, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by Kentucky Industrial Alliance, LLC, a Kentucky Limited Liability Company, by Michael D Jones, Member.

CAYLI GARRETT
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP46162
My Commission Expires 03-03-2026


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 CORPORATE RESOLUTION

At a meeting of the Members of Kentucky Industrial Alliance, LLC, a Kentucky limited liability company, held on September ____, 2025, at the corporate offices located at Po box 2277 Glasgow, ky Po box 2277 Glasgow, ky 42142, and all officers and members being present, the following proceedings were held:

BE IT RESOLVED that Michael D Jones is hereby appointed as Authorized Agent, and is hereby authorized to effect the purchase of property in the name of Kentucky Industrial Alliance, LLC, located in Cave City, KY, and to execute any and all documents, including but not limited to the signing of Deed, Settlement Statement and other documents or instruments necessary to perfect said sale by Meadows Holdings, LLC, for the sum of \$1,500,000.00.

There being no further business, meeting was duly adjourned.

KENTUCKY INDUSTRIAL ALLIANCE, LLC

Michael Jones

Michael Jones (Sep 12, 2025 12:59:41 CDT)

Michael D Jones, Member

Jared W Whitworth

Jared W Whitworth (Sep 12, 2025 12:14:37 CDT)

Jared W Whitworth, Manager

Joseph R Crist

Joseph R Crist (Sep 12, 2025 12:01:02 EDT)

Joseph R Crist, Manager












KYIA LLC

Final Audit Report

2025-09-12

Created:	2025-09-12
By:	Cayli Garrett (cayli@hometowne.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIbplDVZQUMQbBtPsyPkoI6FfJEZEf6C

"KYIA LLC" History

-  Document created by Cayli Garrett (cayli@hometowne.net)
2025-09-12 - 6:41:44 PM GMT
-  Document emailed to mike.jones@wwt-bg.com for signature
2025-09-12 - 6:42:33 PM GMT
-  Email viewed by mike.jones@wwt-bg.com
2025-09-12 - 6:48:11 PM GMT
-  Signer mike.jones@wwt-bg.com entered name at signing as Michael Jones
2025-09-12 - 6:48:59 PM GMT
-  Document e-signed by Michael Jones (mike.jones@wwt-bg.com)
Signature Date: 2025-09-12 - 6:49:01 PM GMT - Time Source: server
-  Document emailed to Jared Whitworth (jarwhit34@gmail.com) for signature
2025-09-12 - 6:49:02 PM GMT
-  Email viewed by Jared Whitworth (jarwhit34@gmail.com)
2025-09-12 - 7:14:21 PM GMT
-  Document e-signed by Jared Whitworth (jarwhit34@gmail.com)
Signature Date: 2025-09-12 - 7:14:37 PM GMT - Time Source: server
-  Document emailed to Joseph Crist (joey.crist@crispropanellc.com) for signature
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-  Document e-signed by Joseph Crist (joey.crist@crispropanellc.com)
Signature Date: 2025-09-12 - 7:45:03 PM GMT - Time Source: server

**Adobe Acrobat Sign**

🕒 Agreement completed.

2025-09-12 - 7:45:03 PM GMT



Adobe Acrobat Sign



Kentucky Secretary of State
Michael G. Adams



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Meadows Holdings, LLC

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- [File Certificate of Assumed Name \(DBA\)](#) [File Dissolution](#)
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General Information

Organization Number : 0948107
Name : Meadows Holdings, LLC
Profit or Non-Profit : P - Profit
Company Type : KLC - Kentucky Limited Liability Company
Industry : Real Estate
Number of Employees : Small (0-19)
Primary County : Hart
Status : A - Active
Standing : G - Good
State : KY
Country : USA
File Date : 3/24/2016
Organization Date : 3/24/2016
Last Annual Report : 3/12/2026
Principal Office : 139 E MAIN ST
 HORSE CAVE, KY, 42749
Managed By : Members
Registered Agent : BRIAN MEADOWS
 139 E MAIN ST
 HORSE CAVE, KY, 42749

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Current Officers

Title	Officer
Member	BRIAN T MEADOWS

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