

MAILED
JAN 08 2001

Prepared

BOOK 595 PAGE 533

THIS DEED OF CONVEYANCE made and entered into this the 28th day of December 2000, by and between Joseph Alvin Bickett, a/k/a Joseph A. Bickett, a/k/a Alvin Bickett, and Betty J. Bickett, a/k/a Mary J. Bickett, a/k/a Betty Bickett, his wife, of 4405 Ky. 138 W., Rumsey, Kentucky, Parties of the First Part, and Joseph Alvin and Betty J. Bickett Family, LLC., of 4405 Ky. 138 W., Rumsey, Kentucky, Party of the Second Part.

WITNESSETH: That for and in consideration of the transfer to the Party of the Second Part, which is a limited liability company totally owned by the Parties of the First Part, which transfer is for the purpose of facilitating the management and the operation of First Parties' real estate, the Parties of the First Part do hereby grant, bargain, sell and convey unto the Party of the Second Part, its successors and assigns, the following described real property located in Hopkins County, Kentucky, and more particularly described as follows, to-wit:

TRACT 1:

BEGINNING at a point in the north right of way line of the Onton-Ashbyburg Road at a fence post, corner of Oliver Tomblinson; thence with the line of Oliver Tomblinson N. 26-51 W. 1752.68 feet to a corner post of Oliver Tomblinson, in the line of W. J. Cox Estate; thence with the line of the W. J. Cox Estate N. 54-33 E. 568.69 feet to a white oak an original corner; thence continuing with the line of W. J. Cox Estate N. 44-15 W. 825.00 feet to a corner post in the line of W. J. Cox, corner of L. K. Bell and Harper Gatton; thence with the fence and the line of L. K. Bell and Harper Gatton N. 31-04 E. 549.25 feet to a post, corner of L. K. Bell and Harper Gatton, on the south side of the public road; thence with the south side of the public road and the line of L. K. Bell and Harper Gatton S. 78-13 E. 1584.00 feet to a corner post, corner of L. K., Bell and Harper Gatton, with Edward Capps; thence with Edward Capps S 1-10 E. 613.44 feet to Capps' corner post; thence with Capps S. 75-48 E. 864.74 feet to a corner post, corner of Edward Capps, in the turn of the public road; thence with the public road S. 63-44 E. 119.52 feet to the corner post on the west side of the public road; thence with the west side of the public road S. 17-09 W. 820.70 feet to a corner post of the west side of the public road, corner of the Capps lot; thence with the line of Capps lot N. 78-44 W. 95.71 feet to another corner post; thence with Capps' and Corum's lot S. 12-13 W. 292.84 feet to another corner post, corner of Corum's lot; thence with Corum N. 78-30 W. 57.11 feet to another corner of Corum; thence with Corum S. 11-29 W. 73.54 feet to a corner post; thence continuing S. 11-29 W. 24.70 feet to a point 25 feet from the W. 24.70 feet to a point 25 feet from the centerline of the road on an II-00 curve to the left 289.89 feet, the chord being S. 78-43 W. 283.86 feet to the point of beginning, containing 108.85 acres.

This being the same property conveyed to First Parties by John Scott McGaw, Master Commissioner, by deed dated the 23rd day of March, 1990, of record in Deed Book 489, page 578, in the Office of the Hopkins County Clerk.

TRACT 2:

Parcel 1 - BEGINNING at a stone on the south side of the Onton-Ashbyburg Road, corner with Milford Wiley, runs S. 27-45 E. 3556 feet to a stone on the north side of the Slaughters-Jewell City Road, corner with Milford Wiley; thence with right of

RECORDING FEES 18.00

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way of said road N. 79-45 E. 417 feet to a stake, corner with Share No. 2; thence N. 27-29 W. 3646 feet to a stake in south right of way line of Onton-Ashbyburg Road, corner with Share No. 2; thence with said road right of way S. 67-12 W. 417 feet to the beginning, containing 33.5 acres.

Parcel 2 - BEGINNING at a stake in the south right of way line of the Onton-Ashbyburg Road, corner with Share No. 1, runs S. 27-39 E. 3646 feet to a stake in the north right of way line of the Slaughters-Jewell City Road, corner with Share No. 1; thence with said road N. 79-45 E. 402 feet to a stake, corner with Share No. 3; thence N. 27-13 W. 3738 feet to a stake in south right of way line of the Onton-Ashbyburg Road, corner with Share No. 3; thence with said right of way S. 67-12 W. 402 feet to the beginning, containing 33.5 acres.

Parcel 3 - BEGINNING at a stake in the south right of way line of the Onton-Ashbyburg Road, corner with Share No. 2, runs S. 27-13 E. 3738 feet to a stake in the north right of way line of the Slaughters-Jewell City road, corner with Share No. 2; thence with said road N. 79-45 E. 400 feet to a stake, corner with Share No. 4; thence N. 26-58 W. 3826 feet to a stake in south right of way line of the Onton-Ashbyburg Road, corner with Share No. 4; thence with said right of way S. 67-12 W. 400 feet to the beginning, containing 33.5 acres.

This being the same property conveyed to First Parties herein by John Scott McGaw, Master Commissioner, by deed dated the 23rd day of March, 1990, of record in Deed Book 489, page 582, in the Office of the Hopkins County Clerk.

TRACT 3:

Parcel 1 - BEGINNING at a stone on the Ashbyburg and Onton Road and running thence with said road North 11 degrees East 35.56 poles to a stone; thence North 87 degrees West 64.72 poles to a stone; thence South 2 degrees East 36 poles to a stake on bank of ditch; thence South 76 degrees East 52.88 poles to the beginning, containing 14.2 acres, more or less.

The Grantors are conveying whatever mineral rights, if any, that they own and the Grantors are making no warranties as to the title of the minerals and are simply quitclaiming their interest in the mineral rights to the subject property.

This being the same property conveyed to First Parties herein from Charles Hailey Tomblinson and Robyn Fridy Tomblinson, his wife, by deed dated the 24th day of July, 1999, of record in Deed Book 581, page 190.

Parcel 2 - BEGINNING on the north side of the Ashbyburg and Onton Public Road at a point where this property joins the property of A. H. Wiley, and running thence north about 1500 feet with the line of said Wiley to the Cox property; thence east with the Cox property about 465 feet to a stone to be planted; thence south parallel with said Wiley line about 1500 feet to the Ashbyburg and Onton Road there a stone is to be planted; thence west with said highway about 465 feet to the beginning, containing about 16 acres.

The Grantors are conveying whatever mineral rights, if any, that they own and the Grantors are making no warranties as to the title of the minerals and are simply quitclaiming their interest in the mineral rights to the subject property.

This being the same property conveyed to First Parties herein from Charles Hailey Tomblinson and Robyn Fridy Tomblinson, his wife, by deed dated the 24th day of July, 1999, of record in Deed Book 581, page 188.

TRACT 4:

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PARCEL I: Two certain tracts or parcels of land in Hopkins County, Kentucky, together with mineral rights on said land excepting as stated below; this land being about 5 miles east of Slaughters on the old Ashbyburg Road, bounded and described as follows, to-wit:

1st Tract: Beginning at a stake in the Madisonville and Calhoun Road, a corner with S. C. DeMoss in R. O. Parker's line, running S. 66-45 E. 1465 feet to a stake, corner with S. C. DeMoss in Wheaton Ashby's line; thence N. 57-30 E. 189 feet to a stake in the Iglehart Road; thence N. 30-23 W. 2468 feet to a stake, corner in the old Ashbyburg Road, corner with R. O. Parker in D. W. DeMoss line; thence S. 3-15 W. 943 feet to a stake in the Madisonville & Calhoun Road, corner with R. O. Parker, thence with same S. 16 W. 741 feet to the beginning, containing 30.82 acres.

2nd Tract: Beginning at a stake in the Iglehart Road, corner with the above described piece of land, running N. 57-30 E. 3727 feet to a stake on the south side of same, corner with Carl Hobgood in Shack Ashby's line; thence N. 32-30 W. 682 feet to a hickory corner with D. W. DeMoss in Carl Hobgood's line; thence S. 57-08 W. 3701 feet to a stake, corner with Henry Livingston; thence S. 30-23 E. 659 feet to the beginning, containing 57.12 acres.

There are the following exceptions: 1-3/10 acres having been sold to R. O. Parker by deed dated September 17, 1944, and Glenn B. Price purchased a 1/2 interest in mineral rights for a period of 15 years beginning June 10, 1946, or as long as producing, which deed is recorded in Deed Book 167, page 547, and Allen Capps reserved a 1/4 interest in said mineral rights from this deed.

PARCEL II: The following described tract:

Beginning at a hub in the center of the Ashbyburg Road; running thence with the center of said road N. 15 degrees 50' E. 1086.70 feet to a hub a corner to E. T. Boggess, thence S. 66 degrees 29' E. 1475.59 feet to an iron pin in the edge of the Pond River Road, corner to E. T. Boggess, thence with the north edge of the Pond River Road, S. 57 degrees 24' W. 1313.47 feet, corner to S. C. DeMoss, thence with DeMoss' line N. 65 degrees 23' W. 600.15 feet to the beginning, containing 25.76 acres.

This being the same property conveyed to First Parties herein from James H. Forbes and Peggy D. Forbes, his wife, by deed dated the 19 day of December, 2000, of record in Deed Book 538, page 412.

TRACT 5:

Parcel 1 - A tract known as First No. 5 consisting of 99.9 acres, more or less, and described as:

First No. 5 begins at a stake in the east line of No. 6, corner of First No. 4, runs with said No. 4 N. 56 degrees 30' E. 9527 feet to corner thereof, a stake in east line of the 625 acres; thence with said line S. 34 degrees E. 458.7 feet to a stake corner of said 625 acres; thence with line of the 625 acres S. 56 degrees 30' W. 9501.25 feet to the corner of N. 6; thence with No. 6 N. 37 degrees 39' W. 458.7 feet to the beginning, containing 99.9 acres.

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Parcel 2 - A tract known as Third No. 5 consisting of 21.6 acres, more or less, and described as:

Third No. 5 begins at the southwest corner of the 625 acres, runs with the west line thereof N. 34 degrees W. 458.7 feet to a stake therein, corner of Third No. 4; thence with said No. 4 N. 56 degrees 30' E. 2040 feet to the corner thereof in west line of No. 6; thence with same S. 37 degrees 39' E. 458.7 feet to the corner thereof in line of the 625 acres; thence with same S. 56 degrees 30' W. 2065 feet to the beginning, containing 21.6 acres.

Parcel 3 - A tract known as First No 4 consisting of 100.2 acres, more or less, described as:

First Lot No. 4, begins at a stake in the east line of No. 6, southwest corner of First No. 3, and runs with said No. 3, N. 56 degrees 30' E. 9552 feet to the corner thereof, a stake in the East line of the 625 acres; thence with said line S. 34 degrees E. 458.7 feet to a stake therein, corner to First No. 5; thence with same S. 56 degrees 30' W. 9527 feet to the corner thereof in east line of No. 6; thence with same N. 37 degrees 39' W. 458.7 feet to the beginning, containing 100.2 acres.

Parcel 4 - A tract known as Third No. 4 consisting of 21.3 acres, more or less, described as:

Third No. 4 begins at a stake in the west line of the 625 acres, corner of Third No. 3, and runs with it N. 56 degrees 30' E. 2015 feet to stake in west line of No. 6; thence with same S. 37 degrees 39' E. 458.7 feet to stake therein, corner to Third No. 5; thence with said No. 5, S. 56 degrees 30' W. 2040 feet to stake in west line of said 625 acres; thence with same N. 34 degrees W. 458.7 feet to beginning, containing 21.3 acres.

Parcel 5 - A tract known as No. 6 consisting of 13.1 acres, more or less and described as:

No. 6 begins at the southwest corner of second lot No. 4, and runs with same N. 52 degrees 21' E. 560 feet to the corner thereof; thence S. 37 degrees 39' E. 1049 feet to the corner of first N. 5., in line of the 625 acres; thence with the 625 acre line S. 56 degrees 30' W. 560.75 feet to the southeast corner of third lot No. 5; thence with lines of it, third No. 4 and third No. 3 N. 37 degrees 39' W. 1009 feet to the beginning, containing 13.1 acres.

The above described property being more accurately described by a survey made by Hugh R. Hale Surveyors, Inc., of Owensboro, Kentucky, made February 6, 1979, to-wit:

Located near Vandetta in Hopkins County, Kentucky, on the waters of Pond River: Beginning at an iron pipe in the line of B. H. Orton and a corner to Mrs. Ruth Ashby; thence with the line of Mrs. Ruth Ashby North 56 degrees 30' East (passing an iron pipe 25 feet from the center of an asphalt road, also a railroad spike in center of asphalt road, also iron pipes on line at each edge of the woods) 12,127 feet to an iron pipe in the line of Tom Corum; thence with the line of Tom Corum south 34 degrees 00' East (passing an iron pipe at 187.4 feet), in all 917.4 feet to an iron pipe, a corner to Doris Milton; thence with the line of Doris Milton South 56 degrees 30' West (passing an iron pipe at 3,979 feet, also passing a railroad spike in center of the road and an iron pipe 28 feet southwest from center of the road and continuing same bearing with the line of Bradley C. Ashby and Talmadge Shelton) in all 12,127 feet to an iron fence post (found) in the line of B. H. Orton;

thence with the line of B. H. Orton North 34 degrees 00' West 917.4 feet to the point of beginning, containing 255.40 acres.

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A right of way 20 feet in width is reserved running along the southernmost boundary line of the above described tract, which right of way begins at Gailer Road and continues in an easterly direction to that 80 acre tract, more or less, conveyed by deed of Gamble Farms, Inc., dated May 13, 1981, of record in Deed Book 421, page 314, which right of way easement shall be for the purpose of ingress and egress from Gailer Road to the aforesaid 80 acre tract.

This being the same property conveyed to First Parties herein from JJG Farming Enterprises by deed dated the 31st day of March, 1986, of record in Deed Book 455, page 466. See also quit claim deed dated April 15, 1986, of record in Deed Book 455, page 464.

All references herein being in the Office of the Hopkins County Clerk.

The parties hereto state the fair market value of the property being transferred is \$905,000.00.

The Second Party joins this deed for the sole purpose of certifying the fair market value pursuant to KRS 382.990.

TO HAVE AND TO HOLD, the above described property unto the Party of the Second Part, its successors and assigns, forever, with Covenant of General Warranty.

IN TESTIMONY WHEREOF, witness our signatures this the day and date first hereinabove written.

FIRST PARTIES:

Joseph Alvin Bickett
JOSEPH ALVIN BICKETT

Betty J. Bickett
BETTY J. BICKETT

SECOND PARTY:

JOSEPH ALVIN AND BETTY J. BICKETT
FAMILY, LLC.

By Joseph Alvin Bickett
JOSEPH ALVIN BICKETT, Member

By Betty J. Bickett
BETTY J. BICKETT, Member

STATE OF KENTUCKY

COUNTY OF McLEAN

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The foregoing deed and consideration certificate was acknowledged and sworn to before me by Joseph Alvin Bickett and Betty J. Bickett, his wife, to be their free act and deed, on this the 28th day of December, 2000.

Joy D. Hollander
Notary Public, State at Large
My Commission Expires: 7-24-03

STATE OF KENTUCKY

COUNTY OF McLEAN

SCT....

The foregoing consideration certificate was acknowledged and sworn to before me by Joseph Alvin Bickett and Betty J. Bickett, Members of Joseph Alvin and Betty J. Bickett Family, LLC, known to me to hold said offices, for and on behalf of said limited liability company, to be their free act and deed, on this the 28th day of December, 2000.

Joy D. Hollander
Notary Public, State at Large
My Commission Expires: 7-24-03

PREPARED BY:

W. E. Quisenberry, Jr.
W. E. QUISENBERRY, JR., ATTORNEY
CALHOUN, KENTUCKY 42327

(NO TITLE EXAMINATION WAS PERFORMED.)

STATE OF KENTUCKY > SC
COUNTY OF HOPKINS

This instrument was filed for record on the 29 day of Dec, 2000
at 1:20 P m, and is duly recorded in
28 book 595

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DEVRA A. STECKLER, CLERK
Sylvia Hamilton D.C.