

FEE PD ST 4/10 CLK 10
DEED

2009 DEC 22 PM 2 03

CHRISTIAN COUNTY CLERK

379075

DEED

BY [Signature], D.C.

THIS DEED OF CONVEYANCE, made and entered into this 22 day of December, 2009, by and between, RONALD D. ADAMS, EXECUTOR OF THE ESTATE OF LOUISE ADAMS, 329 Sumpter Avenue, Bowling Green, KY 42101, hereinafter referred to as GRANTOR; and VICTORIA M. CANNON, a married person, of 1123 North Main Street, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTEE; The in care of address for the property taxes bill is 1123 North Main Street
Hopkinsville, Ky 42240

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Christian County

WITNESSETH:

THAT for and in consideration of the sum of ONE DOLLAR (\$1.00), and in compliance with Article III, paragraph A of the Last Will and Testament of Louise C. Adams recorded in Will Book 59, Page 482, Christian County Clerk's Office, Grantor has this day bargained, sold, aliened and conveyed, and does by these presents hereby bargain, sell, transfer and convey unto Grantee, Victoria M. Cannon, a married person, in fee simple, her heirs and assigns forever, the following described real estate located in Christian County, Kentucky, to-wit:

BEING a tract of property containing 1.4868 acres, and located on the West side of U.S. Highway 41 (North Main Street) in Hopkinsville, Kentucky, as more particularly described in the boundary survey and division of a portion of the Douglas Adams Property, which plat is recorded in Plat Cabinet 10, File 17A, Christian County Clerk's Office.

Delivered to David Cotthoff
12/23 2009

BEING a portion of the property conveyed to O.G. Cathcart and Velma Cathcart, his wife, by deed dated September 29, 1937 from Marcellus C. Mense, a single person, which deed is recorded in Deed Book 186, Page 308, Christian County Clerk's Office. O.G. Cathcart died September 2, 1972 and virtue of the survivorship clause in the above deed, Velma Cathcart acquired fee simple title to said property. Velma Cathcart died testate on September 21, 1980, and by virtue of her Will recorded in Will Book 18, Page 103, Christian County Clerk's Office, Louise C. Adams acquired fee simple title to said property. Louise C. Adams died testate on November 5, 2008, and pursuant to her Will recorded in Will Book 59, Page 482, aforesaid office, Ronald D. Adams was appointed Executor and authorized to execute this deed.

The Fair Market value of the above described property is \$130,116.00.

Grantor, his heirs, successors and assigns hereby retain a 25 foot ingress and egress easement as shown on the plat recorded in Plat Cabinet 1D, File 17A, Christian County Clerk's Office, for ingress and egress to the remainder of the property owned by the Estate of Louise Adams. The cost of maintenance of the private drive known as Cathcart Avenue as shown on the plat shall be shared equally by Adams Properties, LLC and Victoria M. Cannon and their successors, heirs and assigns.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, Victoria M. Cannon, a married person, in fee simple, her heirs and assigns forever, with Covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full

COMMONWEALTH OF KENTUCKY)
) S.C.T.
COUNTY OF CHRISTIAN)

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The foregoing instrument was acknowledged before me by Victoria M. Cannon, a
married person, to be his free act and deed, this 22nd day of Dec, 2009.

My Commission Expires: July 18 2011
[Signature]
Notary Public

Prepared by:
[Signature]
DAVID L. COTTHOFF
COTTHOFF & WILLEN
317 West Ninth Street
P. O. Box 536
Hopkinsville, Kentucky 42241

END OF DOCUMENT
Christian County