

WARRANTY DEED

THIS DEED made and entered into by and between **JOHN PHIL WALKER**, a widower, whose address is 200 Herbert Williams Road, Dawson Springs, Kentucky 42408, party of the first part, hereinafter termed **GRANTOR**, and **JOHN PHIL WALKER, JR.**, a single person, whose address is 7316 Hidden Lake Circle Fairview TN, 37062, party of the second part, hereinafter termed **GRANTEE**. The current year's taxes should be mailed in care of John Phil Walker, 200 Herbert Williams Road, Dawson Springs, Kentucky 42408.

WITNESSETH:

That for and in consideration of the love and affection that the Grantor has for the Grantee, his son, the receipt of which is hereby acknowledged, the Grantor does hereby and herein grant, bargain, transfer and convey unto the Grantee, subject however to the hereinafter stated reservation of a life estate in the Grantor, the following described lot or parcel of land with the improvements thereon, lying in Hopkins County, Kentucky and more particularly described as follows, to-wit:

A certain parcel of land located on the Hubert Williams Road (formerly The Old Dawson-Charleston Road) and further described as follows:

Beginning on the North side of Messamore Road and Hubert Williams Road and running with Messamore Road S-78 deg. -02 min. - W 220.78 ft. to a concrete monument and the southwest corner of this described tract: thence N-13 deg. - 33 min. -W 182.93 ft. to an old iron pipe in fence line: said pipe being the northwest corner of this lot: thence N-77 deg. -49 min. -E 257.87 feet to an old established iron pin; thence running with Hubert Williams Road S-2 deg. -05 min. -E 186.62 feet to the point of beginning containing 1.02 acres.

Being the same property conveyed to John P. Walker from Patricia Harris and James D. Harris by deed dated the 21st

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day of June, 2004 and of record in Deed Book 629, Page 490 in the Hopkins County Clerk's Office.

TO HAVE AND TO HOLD said lot or parcel of land together with all of the appurtenances and improvements unto the Grantee, with covenant of General Warranty; provided however, the Grantors herein, hereby retain ownership and exclusive use and control of the above-described property during his natural life, and this conveyance shall not take effect until the death of the Grantor herein.

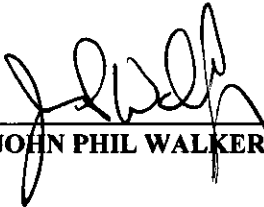
CONSIDERATION CERTIFICATE

We, the undersigned, hereby swear and certify that the transfer reflected in this deed is a gift, and there was no monetary consideration paid therefore. The fair market value of the property described herein is \$ 15,000 . All parties acknowledge that falsification of Consideration is a Class D Felony that is subject to fines as well as imprisonment.

WITNESS our hands this the 8 day of December, 2015.



JOHN PHIL WALKER – GRANTOR



JOHN PHIL WALKER, JR. – GRANTEE

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STATE OF KENTUCKY)
) SCT
COUNTY OF HOPKINS)

I, Ernest H. Hurlbater, a Notary Public within and for the County and State aforesaid, do hereby certify that the foregoing Deed was this day produced to me in Hopkins County, Kentucky, by JOHN PHIL WALKER, Grantor, who acknowledged, subscribed and swore to the same before me to be his act and deed in due form of law.

Given under my hand and notarial seal on this the 8 day of Dec., 2015.

Ernest H. Hurlbater
Notary Public-State at Large
Notary ID # 347007 My commission expires: 1/24/18

STATE OF _____)
) SCT
COUNTY OF _____)

I, Ernest H. Hurlbater, a Notary Public within and for the County and State aforesaid, do hereby certify that the foregoing Deed was this day produced to me in Hopkins County, Kentucky, by JOHN PHIL WALKER, JR., Grantee, who acknowledged, subscribed and swore to the same before me to be his act and deed in due form of law.

Given under my hand and notarial seal on this the 8 day of Dec., 2015.

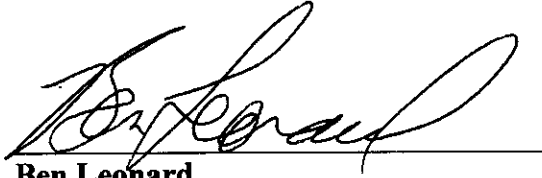
Ernest H. Hurlbater
Notary Public-State at Large
Notary ID # 347007 My commission expires: 1/24/18

The Draftsman assumes no responsibility for description, same having been furnished by Grantors. Further, Draftsman has conducted no examination of the title as to the subject premises, and renders no opinion thereon and assumes no responsibility therefore.

The Draftsman preparing this document is not responsible for closing this Transaction or prorating taxes, and the parties agree that the draftsman will not be construed as a person required to report his transaction under ICR § 5064(e) or other applicable law.

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THIS INSTRUMENT PREPARED BY:



Ben Leonard
Attorney at Law
LEONARD LAW FIRM, P.L.L.C.
100 Water Street
P. O. Box 250
Dawson Springs, KY 42408
(270) 797-2303



2015013815
HOPKINS CO, KY FEE \$20.00
PRESENTED / LODGED: 12-16-2015 11:51:06 AM
RECORDED: 12-16-2015
KEENAN CLOERN
CLERK
BY: STACEY GARST
DEPUTY CLERK

BK: DEED 743
PG: 281-284