

Documentary Tax Paid: \$76.00  
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Christian County Kentucky  
Melinda A. Humphries, Clerk By: K. COLEMAN  
BK 815 PG 239 - 242 (4)

**DEED**

THIS DEED OF CONVEYANCE, made and entered into this 22 day of May, 2024, by and between, ALVA LOCK, single, 303 Vernon Avenue, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTOR; and JBA, LLC, a Kentucky limited liability company, 333 Island Cove Lane, Dawson Springs, KY 42408, hereinafter referred to as GRANTEE; The in care of address for the property tax bill is 333 Island Cove Lane Dawson Springs Ky 42408.

WITNESSETH:

THAT for and in consideration of the sum of ONE DOLLAR (\$1.00), and the desire of the Grantor to convey all his right, title and interest in the subject property to the Grantee, Grantor has this day bargained, sold, aliened and conveyed, and does by these presents hereby bargain, sell, transfer and convey unto Grantee, JBA, LLC, in fee simple, its successors and assigns forever, the following described real estate located at 15955 Greenville Road, Hopkinsville, Christian County, Kentucky, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property in which a one-half interest each was conveyed to JBA, LLC and Alva Lock, single, by deed dated July 13, 2023 and recorded in Deed Book 805, Page 5, Christian County Clerk's Office.

The Fair Market Value of a one-half interest in this property is \$ 76,000.00.

Delivered to COTHOFF



GRANTEE:

JBA, LLC

Joey B. Allen  
JOEY B. ALLEN, MEMBER

COMMONWEALTH OF KENTUCKY )  
 ) SCT.  
COUNTY OF CHRISTIAN )

The foregoing instrument was subscribed, sworn and acknowledged before me by  
Joey B. Allen, Member of JBA, LLC, to be his free act and deed for and on behalf of said  
company, this 22 day of May, 2024.

My Commission Expires: 10/22/2024  
[Signature]  
Notary Public  
Notary ID# KYNP15712

Prepared by:  
[Signature]

DAVID L. COTTHOFF  
COTTHOFF & WILLEN  
317 West Ninth Street  
P. O. Box 536  
Hopkinsville, Kentucky 42241

## EXHIBIT "A"

BEGINNING at an iron pin, being right of way of Highway KY – 107 and the southwest corner of Douglas Meacham lot; thence with said right of way North 89 degrees 42' 54" West, 58.04 feet to an iron pin; thence North 27 degrees 25' 06" West, 121.12 feet to an iron pin; thence a new line through Calvin Meacham property North 22 degrees 03' 38" East, 134.72 feet to an iron pin; thence South 70 degrees 16' 06" East, 123.40 feet to an iron pin; thence with Douglas Meacham line South 15 degrees 29' 31" West, 198.20 feet to the beginning. Containing 0.577 acres more or less as per a recent survey by Howard G. Lancaster, L.S. #2096 dated September 21, 1985.

There is also of record in Plat Cabinet 3, File 176, in the office of the Christian County Clerk, a plat of the within described property reference to which is hereby made for a more accurate and complete description of the within described property.