

Property Tax Bill shall be mailed to:  
O.D. Brandon  
127 N. Kentucky Avenue  
Hopkinsville, KY 42240

152666

DEED

THIS DEED made and entered into this 5<sup>th</sup> day of April, 2011, by and between the HEIR OF I.V. THOMPSON, DECEASED, namely, MARY ELIZABETH BRANDON, deceased; and the HEIRS OF MARY ELIZABETH BRANDON, deceased, namely O.D. BRANDON, single, 127 N. Kentucky Avenue, Hopkinsville, KY 42240; ELAINE STEWART, single, 3444 Hermitage Drive, Hopkinsville, KY 42240; STEVE BRANDON, single, 9220 Shiprock Road, Mosspoint, MS 39562; MARTHA ANN BRAXTON and EUGENE BRAXTON, her husband, 127 N. Kentucky Avenue, Hopkinsville, KY 42240; and DENNIS BRANDON, JR., single, 1308 E. 9<sup>th</sup> Street, Hopkinsville, KY 42240; parties of the first part (hereinafter referred to as "GRANTORS"); and O.D. BRANDON, single, 127 N. Kentucky Avenue, Hopkinsville, KY 42240, party of the second part (hereinafter referred to as "GRANTEE");

WITNESSETH:

That for and in consideration of the love and affection which first parties have for second party, (being the grandfather of Dennis Brandon Jr. and the father of the remaining), Grantors have this day bargained, sold, aliened and conveyed, and do by these presents bargain, sell, alien and convey unto Grantee, O.D. Brandon, single, in fee simple, his heirs and assigns forever, all of their interests in the following described tract or parcel of real estate lying and being located in Trigg County, KY, to-wit:

A certain tract, piece or parcel of land, lying and being on the waters of Saline Creek, in Trigg County, Kentucky, and bounded and described as follows, viz:

Beginning at a post oak in Tom Thompsons north line; thence S. 1 0 E. 18 poles to a rock in the old Thompson line; thence E. 75 poles to a rock, Lewis Penners corner; thence N. 65 E., with old line to a cluster of dogwoods; thence W., to a rock on the side of the Tobacco Port Road; thence S. 85 W., to the beginning, containing 17 acres; more or less.

Second tract - Beginning on a leaving red oak, northwest corner of the Higgs survey; thence on a line west to a small red oak corner, with a red oak pointer in the State Line; thence S. with the State Line to a red oak,

LOGGED FOR RECORD  
AT 12:05 P.M.

APR 07 2011

REG FEE 20.00 TAX 9.50  
TRIGG COUNTY  
WANDA H. THOMAS, CLERK  
BY plunter D.C.

Louis Penners Northwest corner; thence on a line E., to William Penners NE corner in L.J. Higgs line; thence N., with L.J. Higgs line to the beginning, containing 100 acres by estimation. Excluding therefrom all with the exception of about 11 acres, which is supposed to still belong to the estate of said John Thompson, deceased.

BEING the same property conveyed to I.V. Thompson by deed dated July 11, 1949, from H.P. Atwood, as Sheriff of Trigg County, Kentucky, as of record in Deed Book 62, Page 66, Trigg County Court Clerk's Office. The said I.V. Thompson died intestate a resident of Trigg County, Kentucky, on or about the 23<sup>rd</sup> day of February, 1976, leaving title to said property vested in his only child, Mary Elizabeth Brandon, by virtue of the laws of intestate succession. See Affidavit of Descent of record in Deed Book 66, Page 672, Trigg County Clerk's Office. The said Mary Elizabeth Brandon died intestate a resident of Trigg County, Kentucky, on or about the 26<sup>th</sup> day of January, 2008, leaving title to said property vested in her children and grandchildren, the grantors herein, by virtue of the laws of intestate succession. See Affidavit of Descent of record in Deed Book 66, Page 674, Trigg County Clerk's Office.

THE ATTORNEY PREPARING THIS DEED DID NOT CONDUCT A TITLE EXAMINATION ON THE PROPERTY CONVEYED HEREIN AND OFFERS NO OPINION REGARDING SAID TITLE. THE ATTORNEY PREPARING THIS DEED IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER INTERNAL REVENUE CODE OR OTHER APPLICABLE LAW.

This above-described real property is conveyed subject to all valid and existing conditions, restrictions, covenants, easements and reservations as may be found in the record chain of title.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging or in anywise appertaining, unto Grantee, O.D. Brandon, single, in fee simple, his heirs and assigns forever, with Covenant of General Warranty of Title.

The fair market value of subject property is \$150,000.00.

**CONSIDERATION CERTIFICATE:** We, the undersigned, grantors and grantee, do hereby certify that this transfer is a gift for nominal consideration and the fair market value reflected in this deed is the true and correct value of same.

IN TESTIMONY WHEREOF witness the hands of the parties the day and date first herein written.

GRANTORS:  
THE HEIRS OF MARY ELIZABETH  
BRANDON, DECEASED, namely:

x O.D. Brandon  
O.D. BRANDON  
Elaine Stewart  
ELAINE STEWART  
Steve Brandon  
STEVE BRANDON  
Martha Braxton  
MARTHA ANN BRAXTON  
Eugene Braxton  
EUGENE BRAXTON  
Dennis Brandon Jr.  
DENNIS BRANDON, JR.

GRANTEE:

x O.D. Brandon  
O.D. BRANDON

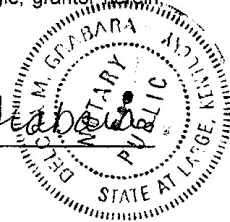
STATE OF Kentucky )  
COUNTY OF Christian ) : SCT.

Subscribed, sworn to, and acknowledged before me by O.D. BRANDON, single, grantor herein  
this 5th day of April, 2011.

My commission expires \_\_\_\_\_  
DELORA M. GRABARA  
NOTARY PUBLIC  
STATE AT LARGE  
KENTUCKY

My Commission Expires July 22, 2014  
Notary ID 424005

DeLora Grabara  
Notary Public



STATE OF Kentucky )  
COUNTY OF Christian ) : SCT.

Subscribed, sworn to, and acknowledged before me by ELAINE STEWART, single, grantor  
herein, this 5th day of April, 2011.

My commission expires \_\_\_\_\_  
DELORA M. GRABARA  
NOTARY PUBLIC  
STATE AT LARGE  
KENTUCKY

My Commission Expires July 22, 2014  
Notary ID 424005

DeLora Grabara  
Notary Public



STATE OF Kentucky )  
COUNTY OF Christian ) : SCT.

Subscribed, sworn to, and acknowledged before me by STEVE BRANDON, single, grantor herein, this 5th day of April, 2011.

My commission expires \_\_\_\_\_  
DELORA M. GRABARA  
NOTARY PUBLIC  
STATE AT LARGE  
KENTUCKY  
My Commission Expires July 22, 2014  
Notary ID 424005

deLora M Grabara  
Notary Public

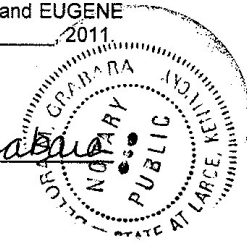


STATE OF Kentucky )  
COUNTY OF Christian ) : SCT.

Subscribed, sworn to, and acknowledged before me by MARTHA ANN BRAXTON and EUGENE BRAXTON, her husband, grantors herein, this 5th day of April, 2011.

My commission expires \_\_\_\_\_  
DELORA M. GRABARA  
NOTARY PUBLIC  
STATE AT LARGE  
KENTUCKY  
My Commission Expires July 22, 2014  
Notary ID 424005

deLora M Grabara  
Notary Public

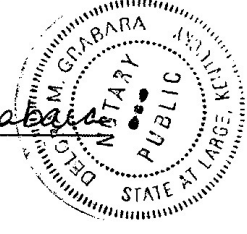


STATE OF Kentucky )  
COUNTY OF Christian ) : SCT.

Subscribed, sworn to, and acknowledged before me by DENNIS BRANDON, JR., grantor herein, this 5th day of April, 2011.

My commission expires \_\_\_\_\_  
DELORA M. GRABARA  
NOTARY PUBLIC  
STATE AT LARGE  
KENTUCKY  
My Commission Expires July 22, 2014  
Notary ID 424005

deLora M Grabara  
Notary Public

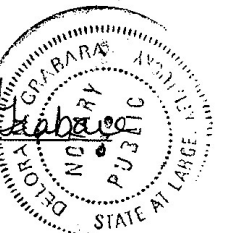


STATE OF KENTUCKY )  
COUNTY OF CHRISTIAN ) : SCT.

Subscribed, sworn to, and acknowledged before me by O.D. BRANDON, single, grantee herein, this 5th day of April, 2011.

My commission expires \_\_\_\_\_  
DELORA M. GRABARA  
NOTARY PUBLIC  
STATE AT LARGE  
KENTUCKY  
My Commission Expires July 22, 2014  
Notary ID 424005

deLora M Grabara  
Notary Public



This instrument was prepared by:  
deLora M Grabara  
deLora Grabara, Attorney at Law  
1610 South Virginia Street, P. O. Box 91, Hopkinsville, KY 42241-0091

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STATE OF KENTUCKY  
COUNTY OF TRIGG, SCT:  
I, WANDA H THOMAS, Trigg County Clerk,  
do certify that the foregoing Filed  
was on this day at 12:25 PM, Lodged in my  
office for record. Where upon I have recorded  
the same with this certificate in my said office  
in Seed Book # 963 Page 218  
Given under my hand this 7 day of  
April, 2011  
Wanda H Thomas CLERK  
Pat Shuster DEPUTY