

## D E E D

THIS DEED OF CONVEYANCE made and entered into this 3<sup>rd</sup> day of March, 1994, by and between RONALD RAY WELLS and JUDY WELLS, his wife, 6543 Paris Pike, Georgetown, Kentucky 40324, and CHARLES B. WELLS and CHARLOTTE WELLS, 1509, Alton Road, Lawrenceburg, Kentucky 40342, Parties of the First Part, hereinafter referred to as "Grantors" and WILLIAM LLOYD WELLS and MARGARET O. WELLS, his wife, Auxier, Kentucky 41602, Parties of the Second Part, hereinafter referred to as "Grantees";

## WITNESSETH:

In Consideration of the sum of \$1.00 cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and further, for the settlement of the estate of Leonard Wells, the grantors do hereby sell and convey to the grantees, for and during their joint lives, with the remainder to the survivor thereof, the following described property:

A certain tract or parcel of land lying on the Big Sandy River, at Auxier, Floyd County, Kentucky, and more particularly described as follows:

Being Lot No. 5 of the division of land of the E. B. Auxier home farm, beginning at a stake at west low water line of Big Sandy River, corner to Lot No. 4; thence up the bank with line of lot No. 4 S 69 15 W 96 feet to an elm at top of bank; thence crossing the bottom S 67 45 W 693 feet to a stake on bank of Shop Branch, corner to lot NO. 6, and with line of same crossing bottom S 21 25 E 800 feet to a small locust at brink of bank; S 21 35 E 93 feet to a stake at edge of river; thence down same at low water line, N 64 30 E 392 feet to a stake, N 44 E 305 feet N 4 45 W 280 feet N 12 30 W 271 feet N 21 15 W 206 feet to the beginning.

Excluded from this property is that property conveyed to Ronald Ray Wells and Judy Wells, his wife, and Charles B. Wells and Charlotte Wells, his wife, by William Lloyd Wells and Margaret O. Wells, his wife, by deed dated \_\_\_\_\_, 1994, recorded in Deed Book 384, Page 646, records of the Floyd County Clerk's Office.

Being a part of the same property conveyed to Leonard Wells and Carie Wells, his wife, by deed dated May 31, 1948, from J. P. May and Amanda May, his wife, and of record in the Floyd County Court Clerk's Office in Deed Book 141, Page 181. The said Leonard Wells died intestate on September 13, 1949, as shown by Affidavit

of Descent dated June 6, 1970, recorded in Deed Book 200, Page 630, recorded in the Floyd County Clerk's office.

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging unto the Grantees, for and during their joint lives, with the remainder to the survivor thereof, with covenant of general warranty.

IN TESTIMONY WHEREOF, the Grantors have hereunto subscribed their names this the day and year hereinabove written.

Ronald Ray Wells  
RONALD RAY WELLS, GRANTOR

Judy Wells  
JUDY WELLS, GRANTOR

Charles B. Wells  
CHARLES B. WELLS, GRANTOR

Charlotte Wells  
CHARLOTTE WELLS, GRANTOR

STATE OF KENTUCKY

COUNTY OF FAYETTE

I, Clementine Holloway, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing deed from RONALD RAY WELLS and JUDY WELLS, his wife, Grantors, was this day produced before me in the County and State and signed and acknowledged by Ronald Ray Wells and Judy Wells to be their voluntary act and deed.

This 1<sup>st</sup> day of MARCH, 1994.

My Commission Expires: 7-26-97

Clementine Holloway  
NOTARY PUBLIC

STATE OF KENTUCKY

COUNTY OF ANDERSON

I, William A. Burke, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing deed from CHARLES B. WELLS and CHARLOTTE WELLS, his wife, Grantors, was this day produced before me in the County and State and signed and acknowledged by Charles B. Wells and

Charlotte Wells to be their voluntary act and deed.

This 29th day of DECEMBER, 1994.

My Commission Expires: 3-12-97

William D. Barber  
NOTARY PUBLIC

CONSIDERATION CERTIFICATE

We, RONALD RAY WELLS and JUDY WELLS, his wife, and CHARLES B. WELLS and CHARLOTTE WELLS, his wife, Grantors, and WILLIAM LLOYD WELLS and MARGARET O. WELLS, his wife, Grantees, hereby certify, pursuant to KRS Chapter 382, that the consideration reflected in this deed is the full consideration paid for the property. The fair cash value of the interest conveyed by Grantors is \$5000.00, and we further understand that the falsification of the selling price or full estimated value is a Class D Felony.

Ronald R Wells  
RONALD RAY WELLS, GRANTOR

Judy Wells  
JUDY WELLS, GRANTOR

Charles B Wells  
CHARLES B. WELLS, GRANTOR

Charlotte Wells  
CHARLOTTE WELLS, GRANTOR

William Lloyd Wells  
WILLIAM LLOYD WELLS, GRANTEE

Margaret O. Wells  
MARGARET O. WELLS, GRANTEE

STATE OF KENTUCKY

COUNTY OF Fayette

The foregoing Consideration Certificate was acknowledged and sworn to before me this 1st day of March, 1994, by Ronald Ray Wells, and Judy Wells, Grantors.

My Commission Expires: 7-26-97

Colman H. Hall  
NOTARY PUBLIC

STATE OF KENTUCKY

COUNTY OF ANDERSON

The foregoing Consideration Certificate was acknowledged and sworn to before me this 29th day of DECEMBER, 1994, by Charles B. Wells and Charlotte Wells, Grantors.

My Commission Expires: 3-12-97

William A. Baker  
NOTARY PUBLIC

STATE OF KENTUCKY

COUNTY OF FLOYD

The foregoing Consideration Certificate was acknowledged and sworn to before me this 15th day of December, 1994, by William Lloyd Wells and Margeret O. Wells, Grantees.

My Commission Expires: 1-19-95

Rita G. Allen  
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

James R. Allen  
JAMES R. ALLEN  
ATTORNEY AT LAW  
P.O. BOX 847  
PRESTONSBURG, KENTUCKY 41653  
(606) 886-6520

STATE OF KENTUCKY  
S.S.  
COUNTY OF FLOYD

WITH \$ - 0 - TAX PAID ON SAME.

I, CARLA "ROBINSON" BOYD, Clerk of the County and State aforesaid certify that the foregoing Deed was on the 6th day of March, 1995 at 11:03 o'clock a.m. lodged for record whereupon the same with the foregoing and this certificate have been duly recorded in my office.

Witness my hand, this 7th day of March, 1995.

CARLA "ROBINSON" BOYD  
BY: Mary Martin Lunsford D.C.