

QUIT CLAIM DEED

#675

THIS DEED MADE AND ENTERED into this 3rd day of January, 1988, by and between Linda Diane Childs of 305 Moore's Drive, Hopkinsville, KY, 42240, hereafter referred to as PARTY OF THE FIRST PART, and Helen Shipp, of 113 Waddell Circle, Hopkinsville, KY, 42240, and Francis Childs, 105 Massie Lane, Hopkinsville, KY, 42240, hereafter referred to as PARTY OF THE SECOND PART.

W I T N E S S E T H :

That for and in consideration of one dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledge, the Party of the First Part does hereby Quit Claim all right, title and interest including dower or curtesy in and to the following described property of which the Party of the First Part might be possessed to the Party of the Second Part in fee simple, remainder unto the survivor of them the following described property to wit:

TRACT I

Beginning at a rock in a road corner to Lem Bearden's purchase of the Harrell land; thence S. 63 E. 101 poles to Mallory and Armstrong's corner in Stinnett's old line; thence with said line N. 13-1/2 E. 81 poles to a stake in said line; thence with T.P. Dew's line S. 59 W. 91 poles to his corner, thence with said line N. 25 W. 63 poles to a rock, corner to Dew and Joe Mann; thence with Mann's line N. 86 W. 26-1/2 poles to a rock, corner to Lem Bearden in said line; thence with Bearden's line S. 1-1/2 W. 82 poles to the beginning, containing 50 acres more or less.

EXCLUDED:

The said 18-3/4 acres which is contained in the above boundary and which is excluded from this conveyance is bounded as follows:

Beginning at a rock in Elkton and Greenville road, corner to Hash Johnson and Mrs. Tim Dew; thence with Mrs. Tim Dew's line S. 56 W. 68 poles and 5 links to a rock in Dew's line; thence on a new line with the lines of said Petrie (Harrell) S. 1 E. 55 poles to a rock in Rubin Watson's line; thence with Rubin Watson's line S. 86 E. 36 poles to a stake in the Stinnett Old Line, now owned by James R. Mansfield; thence with the Stinnett old line N. 12 E. 95-1/2 poles to the beginning.

TRACT II

Beginning at a rock corner to Burton Morris and Harrell: Thence with Morris' line S. 1-1/2 W. 62 poles to a rock corner to Morris and Harrell in Dew's old line; thence with Dew's old line S. 85 W. 97-1/2 poles to a stake in the Elkton and Kirkmansville road; thence with said road N. 7 E. 58 poles to a stake in said road, corner to Jane Foster; thence with her line S. 84 E. 109.19/25 poles to the beginning, containing 38 acres more or less, but included in said boundary is 10 acres on the east side thereof and said ten acres are expressly excluded from this conveyance, said ten acres were conveyed to said Harrell Brothers by Cinthia Morris and were not part of the land owned by Berry Harrell at the time of his death.

GRACY T. FISHER
1000 COURT CLERK

1989 OCT 19 AM 11:45

Being the same property conveyed to Robert Harrell et al, by a Deed dated February 15, 1902 from B.B. Petrie and Flora E. Petrie, his wife, and recorded in Deed Book 28, page 208, Todd County Court Clerk's Office.

EXCLUSION FROM TRACT I AND II

Beginning at a rock, corner to R. Watson and James Mansfield; running N. 2-1/2 E. 55 poles and 4-1/2 links to Tim Dew's line; thence with his line S. 78 W. 16 poles to a small white oak cut down, corner to Tim Dew; thence with another of Dew's lines N. 35 W. 58-1/2 poles to a rock in Joe Mann's corner in Dew's line; thence with Mann's line N. 84 W. 26-1/2 poles to a rock, corner to Wm West in Mann's line; thence with West's line S. 4 W. 83-1/4 poles to a rock in the center of the road corner to West in Martin Link's line; thence with said road and said Link and said Watson's line S. 84 E. 60-1/2 poles to the beginning, containing 27 acres and 44 poles more or less.

Being the same property which was conveyed to James R. Mansfield by a Deed dated October 15, 1904, from B.B. Petrie and Flora E. Petrie, his wife and John Harrell, et al, and recorded in Deed Book 29, page 209, Todd County Court Clerk's Office. Said aforementioned 27 acres being excluded from the above two tracts leaving approximately 42 and 1/4 acres which includes the 10 acres excluded under tract No. II above.

Also see Affidavits of Descent for Robert T. Harrell, recorded in Deed Book 76, page 81, and John A. Harrell, recorded in Deed Book 76, page 82, and Emma Harrell, recorded in Deed Book 76, page 80, and Bishop Harrell, recorded in Deed Book 76, page 79, and also the Affidavit of Descent of Francis Childs, recorded in Deed Book 127, page 102, and Phillip Childs, recorded in Deed Book 127, page 103, all being of record in the Todd Court Clerk's Office.

In order to further clarify the title to said property, the following is offered.

Berry Harrell passed in the late 1890's and by order of Todd Circuit Court, through the estate of Berry Harrell by the Administrator his property was sold. By Master Commissioners Sale, said property was bought by B.B. Petrie and Flora E. Petrie, his wife. By a Deed dated February 15, 1902, recorded in Deed Book 28, page 208, said Petrie's did sell and convey by a Vendors Lien Deed the property previously described hereunder to the Heirs of Berry Harrell the same property which was purchased by B.B. Petrie and wife to Robert Harrell, Bishop Harrell, John Harrell, and Emma Harrell. The Affidavits of Descents aforementioned for the four (4) children show that Bishop Harrell passed leaving his two (2) brothers, John Harrell and Robert Harrell and his sister Emma Harrell as his only heirs at law. Therefore his 1/4 interest was inherited by his two (2) brothers and sister as a 1/12 interest thereby vesting each of them with a 1/3 interest at his death. Upon the death of Emma Harrell identified above she vested her two (2) brothers, John A. Harrell and Robert T. Harrell with her 1/3 interest in said property which by terms of the Affidavit of Descent was a 1/6 interest to each and therefore both brothers became vested with a 1/2 interest in the property which was approximately 41-1/4 acres. The Affidavit of Descent of Robert T. Harrell identified above states that he passed

leaving three (3) heirs at law including his wife Julia Harrell along with two daughters Zida Mae Rooks and Gertrude Harris; the wife of Robert Harrell having passed in 1955, therefore leaving his two daughters with a 1/2 interest in the above property. The Affidavit of Descent of John A. Harrell identified above shows that Francis Harrell was his only heir at law and the 1/2 interest which she inherited was passed on to her heirs at law as identified in her Affidavit of Descent above. By virtue of the passing of Phillip Childs and this Deed of Conveyance by his wife, Linda Childs, Helen Shipp and Francis Childs are therefore possessed in fee simple with a 1/2 interest in the property or a 1/4 interest each; All being of record as previously stated in the Todd County Court Clerk's Office.

TO HAVE AND TO HOLD the same subject to restrictions of record unto the Parties of the Second part, with improvements and appurtenances thereon, equally and jointly for life with remainder unto the survivor of them, in fee simple, with COVENANT OF GENERAL WARRANTY OF TITLE, all the rights, title, or interest which the Party of the First Part is in possession of or seized thereof.

The taxes for the year 1988 shall be paid by the Parties of the Second Part.

The estimated value of this conveyance is \$5000.00.

Linda Diane Childs
LINDA DIANE CHILDS

STATE OF KENTUCKY
COUNTY OF CHRISTIAN

I, hereby certify that I am a Notary Public within and for the state and county aforesaid, that Linda Diane Childs, appeared before me on this date and in my said state and county and acknowledged the foregoing Deed to be her voluntary act and deed.

WITNESS my hand and seal of office, this 3rd day of Jan., 1988.

My commission expires: October 3, 1992 Lester Bennett Guier
NOTARY PUBLIC

Arnold B. Lynch
THIS INSTRUMENT WAS PREPARED BY:
ARNOLD B. LYNCH
ATTORNEY AT LAW
405 SOUTH LIBERTY STREET
HOPKINSVILLE KY 42240

PROPERTY TRANSFER TAX
IN THE AMOUNT OF \$5.00
PAID TO TODD COUNTY

THIS 10-19-89
D. T. TURNER
TODD COUNTY CLERK

STATE OF KENTUCKY | Sect.
COUNTY OF TODD

I, D. T. TURNER, Clerk of the Todd County Court, certify that the foregoing instrument of writing was this day lodged in my office for record, At 11:45 A M

recorded in Book # 127 Page # 104

Witness my hand this, 19 day of Oct 19 89

D. T. Turner Clerk T.C.C.
My D. Ester, Jr