



Doc ID: 004598980004 Type: DEE
Recorded: 01/09/2015 at 11:58:34 AM
Receipt#: 2015-00000126
Page 1 of 4
Fees: \$20.00
Christian County, KY
Michael Kem County Clerk

BK **711** PG **83-86**

WARRANTY DEED

THIS WARRANTY DEED is made and entered into this 15 day of DECEMBER, 2014, by and between JOHN DAVID CAPPS and LINDA GLOVER CAPPS, husband and wife, whose address is 2408 Magna Carta Place SW, Huntsville, AL 35803 (herein referred to as "Grantor"), and JOHN DAVID CAPPS AND LINDA GLOVER CAPPS, TRUSTEES, or any successors in trust, under the CAPPS MANAGEMENT TRUST dated November 5, 2014 and any amendments thereto, whose address is 2408 Magna Carta Place SW, Huntsville, AL 35803 (herein referred to as "Grantee"). The in-care-of tax mailing address for the current tax year is c/o John David Capps, Trustee, Linda Glover Capps, Trustee, 2408 Magna Carta Place SW, Huntsville, AL 35803.

WITNESSETH: That for Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, Grantor hereby conveys to Grantee, in fee simple with covenant of General Warranty, all of Grantor's interest in and to certain real property (herein referred to as the "Property") situated in Christian County, Kentucky, more fully described as follows:

SEE EXHIBIT A ATTACHED HERETO.

BEING THE SAME PROPERTY conveyed to Grantor by deed recorded on August 3, 1990, in Deed Book 474, Page 214 in the Office of the Clerk of Christian County, Kentucky.

Subject to taxes due and payable in the current tax year and all covenants, reservations, restrictions, and easements of record, if any.

Grantor covenants lawful seizin to the Property with full power and authority to convey same.

Grantor and Grantee hereby state that the transfer herein was made for nominal consideration and the estimated fair market value of the property is \$ 455,000. Grantee executes this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

Exempt from transfer tax pursuant to KRS Sec. 142.050(8) as a transfer to or from a trust.

Delivered to U.S. Duds
1-12 20 15

GRANTOR:

John D. Capps
John David Capps

STATE OF Alabama
COUNTY OF Madison

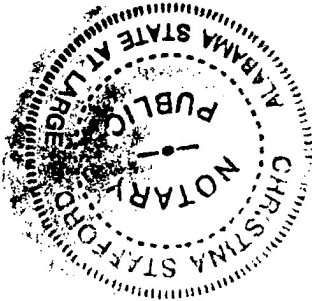
This instrument was acknowledged, sworn to and subscribed before me on
December 15, 2014, by John David Capps.

[Affix Notary Seal]

Notary Signature: Christina Stafford

Printed name: Christina Stafford

My commission expires: October 2, 2018



GRANTOR:

Linda Glover Capps
Linda Glover Capps

STATE OF Alabama
COUNTY OF Madison

This instrument was acknowledged, sworn to and subscribed before me on
December 15, 2014, by Linda Glover Capps.

[Affix Notary Seal]

Notary Signature: Christina Stafford

Printed name: Christina Stafford

My commission expires: October 2, 2018



Grantee:

John David Capps, Trustee, under the Capps
Management Trust dated November 5, 2014

John D. Capps
John David Capps, Trustee

STATE OF Alabama
COUNTY OF Madison

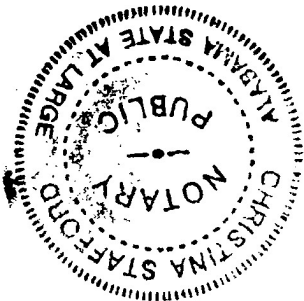
This instrument was acknowledged, sworn to and subscribed before me on December 15, 2014 by
John David Capps, as Trustee of Capps Management Trust, on behalf of the trust.

[Affix Notary Seal]

Notary Signature: Christina Stafford

Printed name: Christina Stafford

My commission expires: October 2, 2018



Grantee:

Linda Glover Capps, Trustee, under the Capps
Management Trust dated November 5, 2014

Linda Glover Capps
Linda Glover Capps, Trustee

STATE OF Alabama
COUNTY OF Madison

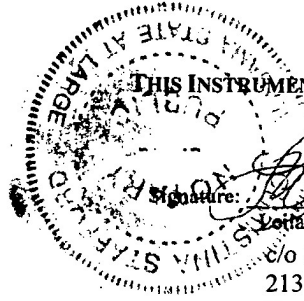
This instrument was acknowledged, sworn to and subscribed before me on December 15, 2014 by
Linda Glover Capps, as Trustee of Capps Management Trust, on behalf of the trust.

[Affix Notary Seal]

Notary Signature: Christina Stafford

Printed name: Christina Stafford

My commission expires: October 2, 2018



THIS INSTRUMENT PREPARED BY:

Signature: [Signature]

Yetta Hansen, Esq.

c/o U.S. Deeds, P.A.
213 Brentshire Drive
Brandon, FL 33511

WHEN RECORDED, RETURN TO:

BECKY MIZE
DOMINICK FELD HYDE, P.C.
1130 22ND STREET SOUTH, SUITE 4000
BIRMINGHAM, AL 35205

EXHIBIT A

Legal Description

The following described real estate located in Christian County, Kentucky:

BEGINNING-~~at~~ an iron pin, being the center of a gateway and in line of W. O. Watts, Jr. property; thence with Watts property line South 46° 07' 06" West, 2759.85 feet to a king post, corner to Watts and in line of W. R. Turner property; thence with ~~Turner property~~ line the next two calls: North 88° 45' 15" West, 544.18 feet to a monument by a king post; thence South 21° 27' 54" West, 810.32 feet to the centerline of West Fork of Red River; thence with meanders of said river North 54° 57' 10" West, 1034.66 feet; thence North 22° 07' 19" West, 139.32 feet; thence North 17° 04' 02" East, 138.40 feet; thence North 55° 24' 59" East, 682.91 feet; thence North 35° 39' 46" East, 400.01 feet; thence North 48° 51' 01" East, 427.16 feet; thence North 42° 59' 29" East, 951.51 feet; thence North 23° 54' 44" West, 256.06 feet; thence leaving said river and being a new division line in farm South 86° 29' 39"

East, 2030.17 feet to the BEGINNING.
Containing 91.16 acres more or less.

All according to survey by Howard G. Lancaster, L. S. #2096, dated March 30, 1990.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.