

SPECIAL WARRANTY DEED

BK 696 PG 244-247

THIS DEED OF CONVEYANCE, made and entered into this 8 day of July, ~~2012~~ ²⁰¹³, by and between HERITAGE BANK, P.O. Box 537, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTOR; and JERRY KEESE and MOLLIE KEESE, his wife, 233 Hillwood Circle, Hopkinsville, Kentucky 42240, hereinafter referred to as GRANTEES; The in care of address for the property tax bill is 233 Hillwood Circle, Hopkinsville, Kentucky 42240.

WITNESSETH:

THAT for and in consideration of the sum of FIFTEEN THOUSAND ONE HUNDRED DOLLARS (\$15,100.00), all of which is cash in hand paid, the receipt of which is hereby acknowledged by Grantor, Grantor has this day bargained, sold, aliened and conveyed, and does by these presents hereby bargain, sell, transfer and convey unto Grantees, Jerry Keese and Mollie Keese, his wife, jointly and equally for life, with the remainder to the survivor of them, in fee simple, their heirs and assigns forever, the following described real estate located at 102 South Kentucky Avenue, Hopkinsville, Christian County, Kentucky, to-wit:

BEING Lot Number Thirty-Five (35), Section "R" of the McPherson, Hanberry and Fowler Addition to the City of Hopkinsville, a plat of which is of record in the Office of the Clerk of the Christian County Court in Deed Book 109, Page 448, to which reference is here made. Said lot fronts 57 feet and eight (8) inches, on Kentucky Avenue and runs back between parallel liens 115 feet, with south side of East First Street.

THERE IS EXCEPTED from the above described lot the following described tract which was conveyed to J.U. Knight and Cora Knight, his wife, by deed dated April 11, 1961, from Otis M. James and Hallie S. James, his wife, which deed is recorded in Deed Book 279, Page 433, Christian County Court Clerk's Office, to-wit:

Delivered to D. Catheff
7-9 2013

“BEING a portion of Lot No. 35, Section “R” of the McPherson, Hanberry and Fowler Addition to the City of Hopkinsville, a plat of which is of record in the Office of the Clerk of the Christian County Court in Deed Book 109, Page 448, to which reference is here made. Said lot herein conveyed is described as follows: Beginning at the alley between South Kentucky Avenue and South O’Neil Avenue, the East boundary line of Lot No. 35 above; thence with West First Street, West 31 feet to a new point; thence South 37 feet to a new point; thence East 31 feet to the alley; thence with the alley 35 feet and 6 inches to point of beginning.”

BEING the same property conveyed to Heritage Bank by deed dated April 18, 2013 from Holly Frieders, Executrix under the Will of Mary E. Kauzlick, which deed is recorded in Deed Book 694, Page 489, Christian County Clerk’s Office.

This property, including all improvements, is conveyed "as is" "where is", without warranty for physical condition.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, unto Grantees, Jerry Keese and Mollie Keese, his wife, jointly and equally for life, with the remainder to the survivor of them, in fee simple, their heirs and assigns forever, with Covenant of Special Warranty of Title.

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full actual consideration paid or to be paid for the property transferred hereby.

IN TESTIMONY WHEREOF, witness the hands of Grantor and Grantees hereto, this the day and date first above written.

GRANTOR:

HERITAGE BANK

BY: 

TITLE:

Chief Credit Officer

GRANTEES:


JERRY KEESE


MOLLIE KEESE


COMMONWEALTH OF KENTUCKY)

)SCT.

COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by
P. Michael Foley, Chief credit officer of Heritage Bank, to be his free
act and deed for and on behalf of said banking institution, this 8 day of
July, 2013.

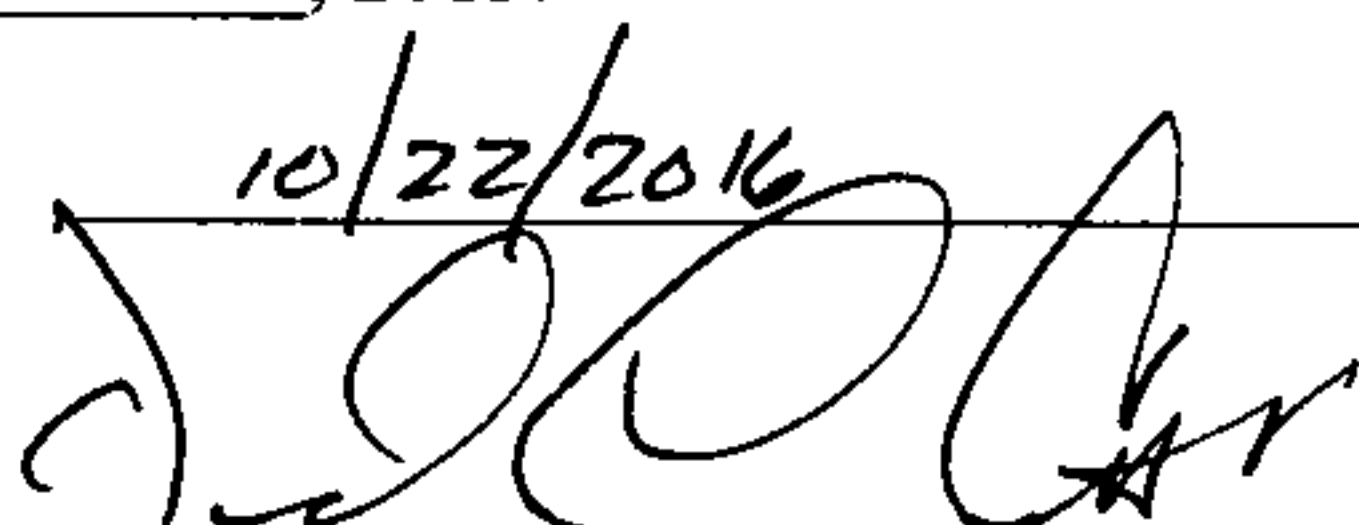
My Commission Expires:

10/22/2016

Notary Public

COMMONWEALTH OF KENTUCKY)
)SCT.
COUNTY OF CHRISTIAN)


The foregoing instrument was subscribed, sworn and acknowledged before me by
Jerry Keese and Mollie Keese, his wife, to be their free act and deed for and on behalf of said
church, this 8 day of July, 2013.

My Commission Expires:

10/22/2016


Notary Public

Prepared by:



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