

REAL ESTATE TAX PAID AMT \$ 197.00  
RICHARD STIPPEADS, BCC  
DATE / 10-31-11 BY Wiley J. DC

BOOK 285 371



11-0969

**DEED AND CONSIDERATION CERTIFICATE**

**THIS DEED**, dated October 28, 2011 between JEANNINE M. NOBLES and DENNIS NOBLES, wife and husband, hereinafter referred to as GRANTORS, of 885 Blackcross Drive, Paris, Kentucky 40361 and DONALD STEVEN MORGAN and LEIGH MORGAN, husband and wife, hereinafter referred to as GRANTEES, of 329 Stoner Avenue, Paris, Kentucky 40361. Pursuant to KRS 382.135(c), the property tax bill should be mailed in care of the Grantee at 329 Stoner Avenue, Paris, Kentucky 40361.

**WITNESSETH:**

That for and in consideration of the total purchase price of One Hundred Ninety Seven Thousand And 00/100 Dollars (\$197,000.00), the receipt of which is hereby acknowledged, GRANTORS have Bargained and Sold and do hereby Grant and Convey unto GRANTEES, in fee simple, as joint tenants with right of survivorship, with covenant of General Warranty, the following described real estate situated in Bourbon County, Kentucky:

That certain house and lot of ground fronting 60 feet on the South side of Stoner Avenue and extending back the width as in front to the property of Mary M. Lair. The West property line adjoins the Lizzette Whipple and runs South 28° West 225 feet to Lair, the East property line adjoins the Mrs. Day (now Munson) and extends back from Stoner Avenue South 23° West 230 feet to the property of Mary M. Lair; together with the pertinent right to side walk and to the center of Stone Avenue. The property of Grantors (Lewis Parker Bradley and Katherine F. Bradley) formerly extended from Stoner Avenue to Massie Avenue, and by two deeds of conveyance dated September 7, 1955 and August 13, 1956, it was reserved for the use and benefit of this property, the use of the driveway from Massie Avenue by restrictions contained in said deeds, the terms of which are as follows:

It is agreed and understood by and between the parties hereto, that there is imposed a covenant running with the land, with the right of first parties (Bradley) their heirs, assigns ad successors in title, to use the driveway from Massie Avenue to the remaining portion of first parties' (Bradley) property, and that by this conveyance, second parties (Woodall) and their successors shall likewise be entitled to use said driveway, it being for the use and benefit of the owners of both said lots. The cost of maintenance and upkeep thereof, shall be shared equally by the owners of both said lots.

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**Mail to ~~Purchaser~~**

Mail To:

Webb, Hoskins, Glover & Thompson, P.S.C.  
2593 Alumni Drive, Suite 101  
Lexington, KY 40517

Being the same property conveyed to JEANNINE M. NOBLES, a married person, by deed dated July 31, 2003 of record in Deed Book 252, page 281 in the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging, unto GRANTEES, in fee simple, as joint tenants with right of survivorship.


GRANTORS hereby release and relinquish unto GRANTEES, their heirs and assigns forever, all right, title and interest in and to said property, and covenant with GRANTEES, their heirs and assigns forever, that GRANTORS are lawfully seized in fee simple title to said property, and have good and lawful right to sell and convey same as is herein done, that the title to said property is clear, perfect and unencumbered, and subject to the hereinafter set out exceptions, the GRANTORS will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, exception is hereby taken to all taxes due and payable in the future, easements and restrictions of record affecting said property.

The GRANTORS and GRANTEES state that the consideration reflected in the foregoing deed is the full consideration paid for the above-described real property. The GRANTEES joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.

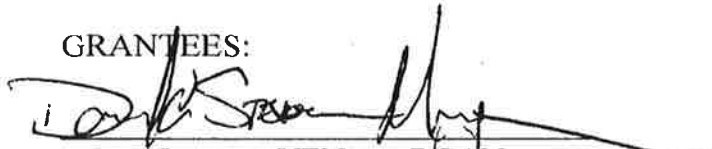
IN TESTIMONY WHEREOF, the parties have hereunto affixed their signatures, this the day and year first above written.

GRANTORS:

  
\_\_\_\_\_  
JEANNINE M. NOBLES

  
\_\_\_\_\_  
DENNIS NOBLES

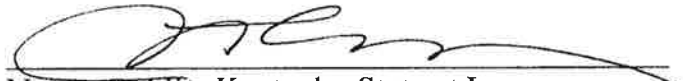
GRANTEES:

  
\_\_\_\_\_  
DONALD STEVEN MORGAN

  
\_\_\_\_\_  
LEIGH MORGAN

STATE OF KENTUCKY  
COUNTY OF FAYETTE

The foregoing Deed and Consideration Certificate was acknowledged, subscribed and sworn to before me on this 28th day of October, 2011, by JEANNINE M. NOBLES and DENNIS NOBLES, wife and husband, GRANTORS.

  
Notary Public, Kentucky State at Large  
# 417170

My Commission Expires: 4/9/14

STATE OF KENTUCKY )  
COUNTY OF FAYETTE )

The foregoing Deed and Consideration Certificate was acknowledged, subscribed and sworn to before me on this 28th day of October, 2011, by DONALD STEVEN MORGAN and LEIGH MORGAN, husband and wife, GRANTEEES.

  
Notary Public, Kentucky State at Large  
# 417170

My Commission Expires: 4/9/14

PREPARED BY:



Jan H. Thompson  
Webb, Hoskins, Glover & Thompson, PSC  
2393 Alumni Drive, Suite 101  
Lexington, Kentucky 40517  
(859) 296-9229

11-0969 BB& T Mortgage  
DONALD STEVEN MORGAN  
DRB/staber

11 OCT 31 AM 10:24  
LOOSE-09-R0000  
RICHARD STEVENS  
2011 OCT 31 10:24 AM

Richard Stepp Eads, Clerk of Probate  
I, RICHARD STEPP EADS, Clerk of Probate,  
do hereby certify that this is a true and correct copy of the foregoing  
Deed dated Oct 28 2011  
10:24 P.M. and that it has been duly filed in my said  
office, together with this and the fee thereon  
collected, for record.

Richard Stepp Eads, BCC