



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00463	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JAY F SMITH AND MARIAN SMITH		
PROPERTY ADDRESS:	124 ACRES CHARLES HELM RD, COLUMBIA, KENTUCKY 42728		
CITY, STATE AND COUNTY:	COLUMBIA, KENTUCKY (KY), ADAIR		

SEARCH INFORMATION

SEARCH DATE:	07/10/2024	EFFECTIVE DATE:	07/09/2024
NAME(S) SEARCHED:	JAY F SMITH AND MARIAN SMITH		
ADDRESS/PARCEL SEARCHED:	124 ACRES CHARLES HELM RD, COLUMBIA, KENTUCKY 42728/075-00-00-008.00/ 063-00-00-089.00		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MARIAN R. SMITH, MARRIED	
COMMENTS:	

VESTING DEED

DEED TYPE:	DEED	GRANTOR:	EULAH S. HELM, WHOSE CORRECT LEGAL NAME IS EULAH HELM, THE WIFE OF CHARLES S. HELM
DATED DATE:	11/26/2013	GRANTEE:	MARIAN R. SMITH, MARRIED
BOOK/PAGE:	328/562	RECORDED DATE:	11/27/2013
INSTRUMENT NO:	N/A		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF COLUMBIA
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

PARCEL I

FIRST TRACT

BEGINNING AT A STONE IN W. F. NEAT LINE NOW OWNED BY N. RIGNEY, THENCE WITH A LINE BETWEEN SAID BOUNDARY AND S. F. WILSON'S LAND (NOW TINNIE CUNDIFF) TO THE BLUFF AND CONTINUING OVER THE BLUFF IN A STRAIGHT LINE TO SULPHRA FORK CREEK, THENCE DOWN THE CREEK ON THE CREEK ON THE SOUTH WEST BANK WITH ITS MEANDERS TO A POINT WHERE S. D. PIERCE'S LINE CROSSES SAID CREEK WHICH IS A POINT ON THE OPPOSITE FROM WHERE DUKE GRIDER'S SPRING BRANCH RUNS INTO THE CREEK THENCE DOWN THE CREEK WITH ITS MEANDERS UNTIL IT STRIKES ELMORE HAMMON LINE THENCE WITH HIS LINE THENCE WITH HIS LINE TO A FORKED BEECH THENCE WITH SAID HAMMONS LINE TO A STONE AT SAID HAMMON'S GATE THENCE WITH TUTTS LINE TO A STONE CORNER FORMERLY OWNED BY W. F. NEAT AND W. N. TUTT THENCE TO THE BEGINNING CONTAINING ACRES MORE OR LESS.

SECOND TRACT:

BEGINNING AT A LEANING BEECH CORNER TO THE LANDS OF E. C. RULE (NOW CUNDIFF) THENCE WITH HIS LINE S 33 W 21 POLES TO A STONE A NEW MADE CORNER IN SAID LINE THENCE A NEW DIVIDING LINE S 17 E 26-1/2 POLES TO A SMALL BEECH ON A STEEP HILLSIDE OF BLUFF ON THE NORTH SIDE OF SULPHRA FORK THENCE UP SAID FORK WITH ITS MEANDERS OF ITS NORTH BANK TO A STONE CORNER TO A 3/4 ACRE TRACT THENCE WITH AND INCLUDING SAME N 33-1/4 E 12-3/4 POLES TO A BIRCH ON THE NORTH BANK OF SAID CREEK CORNER TO E. C. RULE (NOW CUNDIFF) THENCE WITH HIS LINE N 80-3/4 W 23 POLES TO THE BEGINNING, CONTAINING 6 ACRES MORE OR LESS, THIS BEING THE SAME LAND CONVEYED TO THE FIRST PARTY, ALBERT E. SIMPSON BY E. H. BURTON ET AL, 24TH OF DECEMBER, 1955 AND RECORDED IN DEED BOOK NO. 84, PAGE 515, AND INHERITED BY THE FIRST PARTY AS IS SHOWN BY AFFIDAVIT OF DESCENT OF RECORD IN DEED BOOK 95 , PAGE 116 , OFFICE OF THE CLERK OF ADAIR COUNTY COURT, BUT THERE IS RESERVED OVER SAID BOUNDARY A 25 FOOT RIGHT-OF-WAY ON THE WEST SIDE OF THE ABOVE DESCRIBED LANDS BEGINNING AT A ROAD LEADING TO SULPHRA CREEK, THENCE ALONG TO THE SIDE OF THE BARN TO THE BOUNDARY OF LANDS REMAINING BELONGING TO THE FIRST PARTIES OUT OF WHICH THE ABOVE BOUNDARY IS TAKEN.

THIRD TRACT:

BEGINNING AT A STONE ON THE BANK OF SULPHUR CREEK ABOUT 35 YARDS ABOVE THE MOUTH OF POWDER-MILL BRANCH IN OTTIS FRANKLIN'S LINE, A BLACK OAK AND HICKORY MARKED AS POINTERS; THENCE WITH SAID FRANKLIN'S LINE TO A WHITE OAK AND BLACK WALNUT, HIS CORNER; THENCE WITH L. G. MONTGOMERY'S LINE ABOUT 34-1/2 POLES TO A SMALL BEECH TREE AND A STONE IN SAID MONTGOMERY'S LINE; THENCE N 42 E 44-1/2 POLES TO A STONE AND SMALL WHITE OAK ABOUT 18 YARDS ABOVE THE MOUTH OF RICHARDS & ESTES' SPRING BRANCH; THENCE 50-1/2 POLES TO THE SOUTHWEST CORNER OF GARLIN LEACH'S LAND; THENCE WITH SAID LEACH AND D. M. GRIDER'S LINE N 60-1/2 W 81 POLES TO A STONE, BLACKGUM AND ASH STANDING ON THE BANK OF SULPHUR CREEK; THENCE DOWN SAID CREEK WITH ITS MEANDERS TO THE BEGINNING, CONTAINING 42- 1/2 ACRES MORE OR LESS.

FOURTH TRACT:

BEGINNING AT A LEANING BEECH, CORNER TO THE LANDS OF E. C. RULE; THENCE WITH HIS LINE S 33 W 21 POLES TO A STONE, A NEW MADE CORNER IN SAID LINE; THENCE A NEW DIVISION LINE S 17 E 26-1/2 POLES TO A SMALL BEECH ON A STEEP HILLSIDE OR BLUFF; THENCE ANOTHER NEW LINE CROSSING SULPHUR FORK S 39-1/2 E 23-1/4 POLES TO A LARGE SYCAMORE ON THE EAST BANK OF SAID CREEK; THENCE ANOTHER NEW LINE DOWN SAID CREEK S 15-1/2 E 32-1/2 POLES TO A BEECH IN JEFFERSON BROCKMAN'S LINE; THENCE WITH SAID LINE N 42-1/2 E 52 POLES TO BROCKMAN'S CORNER IN MAJOR RICHARDS LINE; 2 THENCE WITH SAID RICHARDS LINE N 46-1/2 W 55 POLES CROSSING SULPNUR FORK TO A STONE, CORNER TO THE 3/4 ACRE TRACT; THENCE WITH AND INCLUDING SAME N 33-1/4 E 12-3/4 POLES TO A BRANCH ON THE NORTH BANK OF SAID CREEK AND CORNER TO E. C. RULE; THENCE WITH HIS LINE N 80-3/4 W 23 POLES TO THE BEGINNING, CONTAINING 17-1/4 ACRES MORE OR LESS.

THERE IS ALSO CONVEYED HEREIN A RIGHT-OF-WAY OVER THE LAND FORMERLY OWNED BY JAMES A. RICHARDS AS SET FORTH IN A DEED FROM JAMES A. RICHARDS AND WIFE TO J. M. RICHARDS AND RUCKER ESTERS DATED JANUARY 1, 1919, AND RECORDED IN DEED BOOK NO. 38 PAGE 360 IN THE OFFICE OF THE ADAIR COUNTY COURT CLERK. THIS BEING THE SAME LAND CONVEYED TO ALBERT SIMPSON, DECEASED BY ANCIL N. PIERCY ET AL OF DATE, 5TH OF OCTOBER, 1957 AND RECORDED IN DEED BOOK NO. PAGE 497 AND INHERITED BY THE FIRST PARTY AS SHOWN BY AFFIDAVIT OF DESCENT OF RECORD IN DEED BOOK 95, PAGE 116, OFFICE OF THE CLERK OF ADAIR COUNTY COURT.

THIS BEING THE SAME LANDS CONVEYED TO CHARLES HELM AND EULAH S. HELM, HUSBAND AND WIFE, BY SALLY SIMPSON IN HER OWN RIGHT A SINGLE PERSON AND AS STATUTORY GUARDIAN FOR JUDITH SIMPSON, ET. AL., ON THE

12TH DAY OF SEPTEMBER, 1962, AND RECORDED IN DEED BOOK 95, AT PAGE 117, IN THE OFFICE OF THE ADAIR COUNTY CLERK.

PARCEL II

BEGINNING AT A STAKE OR STONE IN THE SULPHUR FORK ROAD AND A CORNER TO ABSHER, ALSO A CORNER TO ACRE AND CUNDIFF; THENCE WITH THE SAID CUNDIFF'S LINE N 58 1/2 E 45 3/4 POLES TO A STONE A NEW MADE CORNER IN SAID LINE; THENCE THE FOLLOWING NEW DIVIDING LINES S 39 E 20 3/5 POLES TO A STAKE OR STONE ON THE WEST SIDE OF THE ROAD OR RIGHT OF WAY; THENCE CROSSING THE ROAD OR RIGHT OF WAY N 82 E 1 1/4 POLES TO A STAKE OR STONE ON THE EAST SIDE OF SAID ROAD; THENCE S 24 E 22 1/4 POLES TO A SMALL BUCKEYE ON THE WEST SIDE OF THE BRANCH AND NEAR A SPRING; THENCE DOWN SAID BRANCH S 60 3/4 E 26 POLES TO A HICKORY ON THE BANK OF THE BRANCH; THENCE S 58 1/2 E 14 POLES TO A SYCAMORE ON THE BANK OF THE BRANCH; THENCE S 29 1/4 E 8 1/2 POLES TO A BEECH ON THE WEST SIDE OF THE BRANCH; THENCE LEAVING THE BRANCH S 11 3/4 W 4 POLES AND 17 LINKS TO A STONE CORNER TO MCINTIRE; THENCE WITH HIS LINE S 33 1/4 W 58 3/4 POLES TO A STONE CORNER TO SAME; THENCE WITH ANOTHER OF SAME AND DIXON'S LINE N 37 W 66 1/2 POLES TO A STONE DIXON'S CORNER ON THE NORTH-EAST SIDE OF SULPHUR FORK ROAD; THENCE WITH SAID ROAD N 34 W 28 1/2 POLES TO A STONE ABSHERS CORNER ON THE SOUTH-EAST OF THE ROAD; THENCE WITH ABSHERS LINE AND SAID ROAD N 36 1/4 W 34 3/4 POLES TO THE BEGINNING, CONTAINING 37 1/2 ACRES TO BE THE SAME MORE OR LESS.

THERE IS EXCLUDED AND NOT CONVEYED HEREIN A 25 FOOT RIGHT OF WAY ON THE NORTHWEST SIDE OF THE ABOVE DESCRIBED TRACT; BEGINNING AT THE ROAD LEADING TO SULPHUR CREEK; THENCE ALONG THE SIDE OF THE LAND TO THE BOUNDARY LINE OF THE LANDS OWNED BY THE PARTY OF THE FIRST PART;

THERE IS ALSO RESERVED AND NOT CONVEYED HEREIN ABOUT 8 ACRES LYING ON THE NORTH END OF THE LANDS ABOVE DESCRIBED AND EXTENDS SOUTH TO THE FENCE ALONG PELSTON'S ROAD,

THERE IS FURTHER EXCLUDED THE FOLLOWING:

(1) A TRACT OF LAND CONTAINING 0.75 ACRES CONVEYED BY GROVER HELM, ET UX., TO JOYCE MOORE BY DEED DATED DECEMBER 22, 1966, AND RECORDED IN DEED BOOK 102, AT PAGE 539.

(2) A TRACT OF LAND CONTAINING 25 ACRES CONVEYED BY GROVER HELM, ET UX., TO JOYCE MOORE BY DEED DATED FEBRUARY 19, 1973, AND RECORDED IN DEED BOOK 115, AT PAGE 15.

(3) A TRACT OF LAND CONTAINING 0.71 ACRES CONVEYED BY HALLIE HELM TO ALLEN GLEN YATES, ET UX., DATED APRIL 15, 1983, AND RECORDED IN DEED BOOK 144, AT PAGE 502. THIS TRACT WAS THE SUBJECT OF A DEED OF CORRECTION WHICH PLACED CERTAIN RESTRICTIONS ON SAID PROPERTY BETWEEN THE SAME PARTIES DATED APRIL 19, 1983, AND RECORDED IN DEED BOOK 145, AT PAGE 11.

(4) A TRACT OF LAND CONTAINING 0.66 ACRES CONVEYED BY HALLIE HELM TO MARK A. BRIGHT, ET UX., DATED MAY 12, 1983, AND RECORDED IN DEED BOOK 145, AT PAGE 122.

THIS BEING THE SAME LANDS CONVEYED TO CHARLES S. HELM AND EULAH HELM, HIS WIFE, BY STRAWMAN DEED FROM CHARLES S. HELM, ET UX., AND JOYCE MAULDEN, ET VIR., DATED APRIL 30TH, 1999, RECORDED IN DEED BOOK 239, AT PAGE 296, IN THE OFFICE OF THE ADAIR COUNTY CLERK.

AS FURTHER SOURCE OF TITLE FOR PARCELS I AND II, CHARLES S. HELM, A/K/A CHARLES HELM, CONVEYED HIS INTEREST IN THE PROPERTY TO HIS SPOUSE, EULA HELM, INCORRECTLY IDENTIFIED AS EULAH S. HELM IN THE SOURCE DEED FOR PARCEL I, BY DEED DATED NOVEMBER 22, 2013, RECORDED IN DEED BOOK 328, AT PAGE 556, IN THE OFFICE OF THE ADAIR COUNTY CLERK.