

# Adair County, KY PVA

## Summary

Parcel Number	063-00-00-089.00
Account Number	18486
Location Address	CHARLES HELM RD
Description	2 ACRES
	(Note: Not to be used on legal documents)
Class	Residential
Tax District	00 00
Rate Per Thousand	11.2800

[View Map](#)

## Owner

Primary Owner  
[SMITH MARIAN](#)  
1140 HAYS LODGE RD  
SMITHS GROVE, KY 42171-

## Land Characteristics

Condition		Topography	
Plat Book/Page		Drainage	
Subdivision		Flood Hazard	
Lot		Zoning	
Block		Electric	No
Acres	2.00	Water	No
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0x0	Road	
Lot Sq Ft	0	Sidewalks	
Shape		Information Source	

No data available for the following modules: Improvement Information, Photos, Sketches.

The Adair County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.  
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[Contact Us](#)



# Adair County, KY PVA

## Summary

Parcel Number	075-00-00-008.00
Account Number	18486
Location Address	CHARLES HELM RD
Description	122 ACRES
	(Note: Not to be used on legal documents)
Class	Farm
Tax District	00 00
Rate Per Thousand	11.2800

[View Map](#)

## Owner

Primary Owner  
[SMITH MARIAN](#)  
1140 HAYS LODGE RD  
SMITHS GROVE, KY 42171-

## Land Characteristics

Condition		Topography	
Plat Book/Page		Drainage	
Subdivision		Flood Hazard	
Lot		Zoning	
Block		Electric	No
Acres	122.00	Water	No
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0x0	Road	
Lot Sq Ft	0	Sidewalks	
Shape		Information Source	

No data available for the following modules: Photos, Sketches.

The Adair County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.  
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[Last Data Upload: 7/10/2024, 2:23:18 AM](#)

Contact Us



The 2013 tax bill has been sent  
to the Grantor.

## DEED

THIS DEED OF CONVEYANCE made and entered into this the 26<sup>th</sup> day of November, 2013, by and between and **EULAH S. HELM**, whose correct legal name is **EULAH HELM**, the wife of **Charles S. Helm**, of 715 T. P. Cundiff Road, Columbia, KY 42728, hereinafter referred to as **Grantor**, and **MARIAN R. SMITH**, married, of 1140 Hays Lodge Road, Smiths Grove, KY 42171, hereinafter referred to as **Grantee**.

### W I T N E S S E T H

**FOR NO CONSIDERATION but as a gift** from a mother to her daughter, the Grantor by these present does hereby **BARGAIN, SELL, ALIEN** and **CONVEY** unto the Grantee, in fee simple, her entire interest in and to the following described real estate in Adair County, Kentucky.

### 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

DEL: 11-27-2013  
TO: Marian Smith  
No Transfer Tax Due--Family Transaction

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, 24<sup>th</sup> 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 whiteoak 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 whiteoak 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;

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, 5<sup>th</sup> 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.

For purposes of valuation, this property is valued by the Adair County PVA at a total \$202,500.00. which value the parties believe is in excess of the fair cash value of the properties.

#### 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 Abschers corner on the south-east of the road; thence with Abschers line and said road N 36 1/w 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 barn to the boundry 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 30<sup>th</sup>, 1999, recorded in Deed Book 239, at page 296, in the office of the Adair County

Clerk.

For purposes of valuation, this property is valued by the Adair County PVA at a total \$6,000.00 which value the parties believe is in excess of the fair cash value of the properties.

**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.

This conveyance is made subject to: any and all right-of-ways for street or highway purposes; any oil and gas leases; any and all easements that have been granted for any type of utility (including natural gas transmission lines, but not necessarily limited thereto); any other restrictions or conditions which may appear in the recorded chain of title; and zoning laws and governmental laws and regulations affecting the property, if any.

TO HAVE AND TO HOLD same with all appurtenances thereunto belonging unto the Grantee, her heirs and assigns forever with Covenants of General Warranty.

**CONSIDERATION CERTIFICATE**

The Grantee has joined in this deed for the sole purpose of executing this Consideration Certificate. the parties do hereby certify, pursuant to KRS Chapter 382, that the above stated consideration is the true, correct and full consideration paid for the property herein conveyed. We further certify that the valuation as set forth is the true and correct valuation to the best of our knowledge, information and belief. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to one to five years imprisonment and fines up to Ten Thousand (\$10,000.00) Dollars.

IN WITNESS WHEREOF and intending to be bound, the parties have signed as of the date aforesaid.

Eulah Helm  
EULAH S. HELM whose correct  
legal name is EULAH HELM

Marian R. Smith  
MARIAN R. SMITH

STATE OF KENTUCKY  
COUNTY OF ADAIR

The execution of the foregoing DEED was acknowledged before me and the CONSIDERATION CERTIFICATE was subscribed and sworn to before me by **EULAH S. HELM**, whose correct name is **EULAH HELM**, the wife of Charles Helm, this the 26<sup>th</sup> day of November, 2013.

1/3/15  
COMMISSION EXPIRATION DATE

[Signature]  
NOTARY PUBLIC

STATE OF KENTUCKY  
COUNTY OF ADAIR

This CONSIDERATION CERTIFICATE subscribed and sworn to before me by **MARIAN R. SMITH**, this the 26<sup>th</sup> day of November, 2013.

1/3/15  
COMMISSION EXPIRATION DATE

[Signature]  
NOTARY PUBLIC

I hereby certify that the foregoing instrument was prepared **WITHOUT PRIOR TITLE EXAMINATION** by James D. Zornes, DURHAM & ZORNES, 130 Public Square, P. O. Box 100, Columbia, Kentucky 42728-0100, Phone: 270/384-4411, FAX: 270/384-5781.

[Signature]  
JAMES D. ZORNES, ATTORNEY

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STATE OF KENTUCKY  
COUNTY OF ADAIR

I, Sheila Blair, Clerk of Adair County, do hereby certify that the foregoing instrument was produced to me and lodged for record in my said office on the 26<sup>th</sup> day of November, 2013 at 4:01 A.m.; whereupon, I have recorded the same, the foregoing, and this certificate in Deed Book 328, at page 562. Given under my hand, this the 27<sup>th</sup> day of November, 2013.

[Signature]  
CLERK, ADAIR COUNTY

ADAIR COUNTY

NOV 26 2013

RECEIVED



421595  
Filed on: 11/27/2013 9:22:12 AM  
Book: DEED Number: 328  
Pages: 562 - 567  
Sheila Blair, Adair County  
DC: LIRBY RADFORD  
Deed Tax: \$0.00



**Kentucky Land Records 07/11/2024**

Grantee	Grantor	Book	Type	Book#	Page	Description	Filed
MARIAN R SMITH	EULAH HELM	DEED	DEED	328	562	TRACTS	11/27/2013
MARIAN R SMITH	EULAH S HELM	DEED	DEED	328	562	TRACTS	11/27/2013
DONNA MARIAN SMITH	GREG BURTON	DEED	DEED	343	132	TRACT	2/24/2017
DONNA MARIAN SMITH	JULIE BURTON	DEED	DEED	343	132	TRACT	2/24/2017
MARIAN R SMITH	EULAH HELM	MISC	POWER OF ATTORNEY	96	539	POWER OF ATTORNEY	5/26/2022
MARIAN R SMITH	EULAH HELM	DEED	DEED	383	557	2 TRACTS	6/24/2024

Kentucky Land Records 07/11/2024

Grantor	Grantee	Book	Type	Book#	Page	Description	Filed
MARIAN SMITH	FIRST FINANCIAL BANK NA	MORTGAGE	MORTGAGE	406	581	TRACTS	7/7/2022
MARIAN R SMITH	THE EULAH HELM FAMILY IRREVOCABLE TRUST	DEED	DEED	383	562	2 TRACTS	6/24/2024

Kentucky Land Records 07/11/2024

Grantee	Grantor	Book	Type	Book#	Page	Description	Filed
JAY SMITH	MERS	MISC	POWER OF ATTORNEY	70	338	LIMITED POWER OF ATTORNEY	10/15/2010
JAYCEE J SMITH	WAYNE L BOND	MARRIAGE	MARRIAGE LICENSE	64	235	MARRIAGE LICENSE	8/24/2000

Kentucky Land Records 07/11/2024

Grantor	Grantee	Book	Type	Book#	Page	Description	Filed
JAYCEE J SMITH	DEVERA J BENEDICT	MISC		41	300	POWER OF ATTORNEY	5/22/2000
JAY F SMITH	FIRST FINANCAIL BANK NA	MORTGAGE	MORTGAGE	406	581	TRACTS	7/7/2022
JAY F SMITH	THE EULAH HELM FAMILY IRREVOCABLE TRUST	DEED	DEED	383	562	2 TRACTS	6/24/2024