

Landon Edwards, PVA  
424 Public Square  
Courthouse Annex, Suite 2  
Columbia, KY 42728  
Office: 270-384-3673



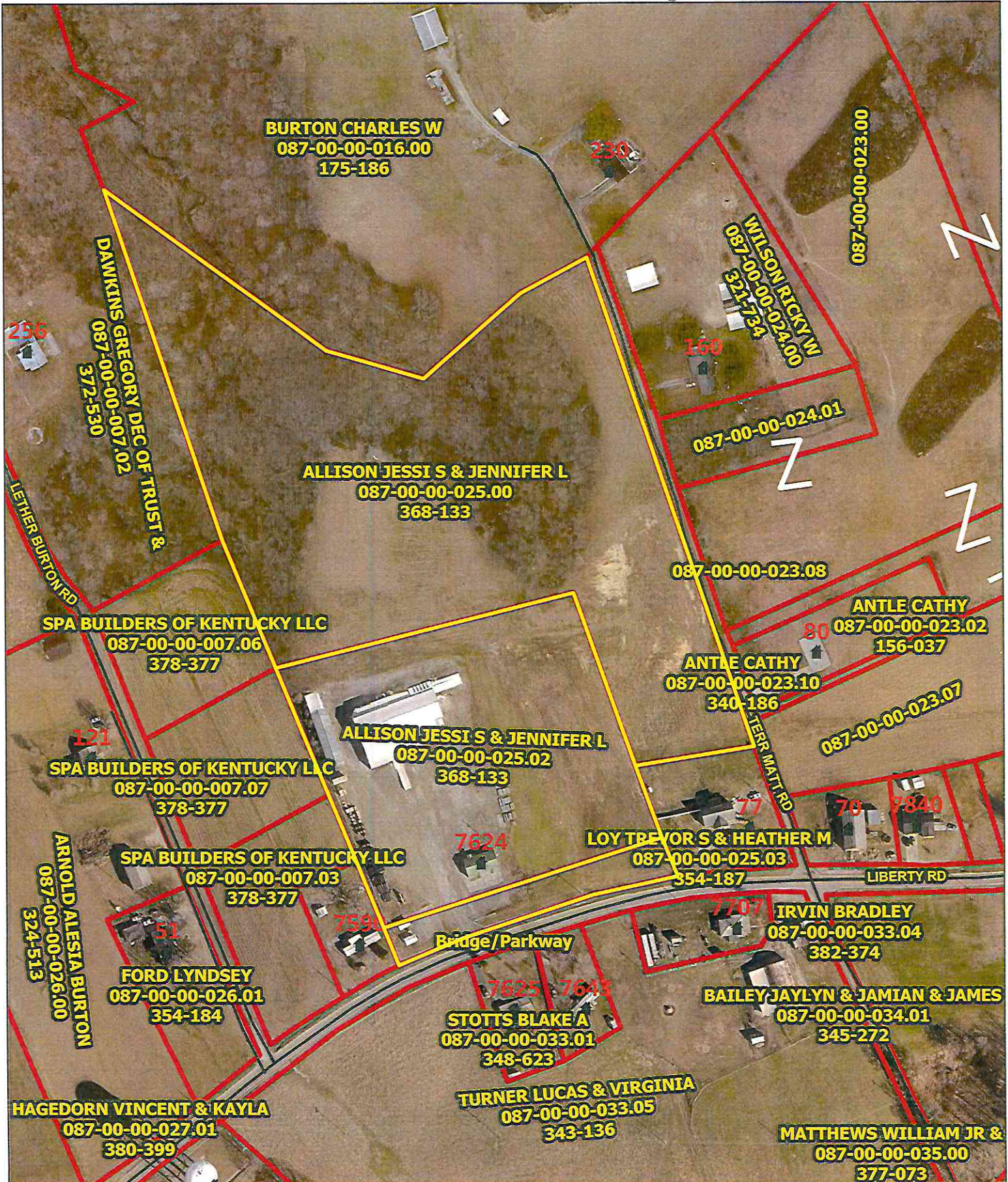
**Adair County**  
Property Valuation Administrator

Print Date: February 05, 2025  
Aerial Date: Spring 2017



Maps are to be used  
for IDENTIFICATION only -  
NOT FOR CONVEYANCE

1 inch = 208 feet



# Map 087-00-00-025.00

## PROPERTY CARD

Location **LIBERTY RD**  
 Building  
 Yr Const

EffAge BuildingVal  
 MH Vin

Descr 12 ACRES

District 00 Class Farm

Account 24213

Owner ALLISON JESSI S & JENNIFER L  
 2075 BELMONT RD  
 LEBANON JCT KY 40150

ResType  
 MobType  
 FarmType  
 ComType  
 ComTyp2

Subdiv  
 Date Checke 1/1/2024  
 Lot Size  
 Frontage 0.00  
 Acreage 12.00  
 Neighborhood Typical  
 Road 2 Lane  
 Topography Rolling  
 Flood Hazard  
 Tenanthouses 0  
 No Stories  
 MH/Manufact  
 Width  
 Garage/Carport  
 GarExterior  
 Neighborhood  
 Structure  
 Const.Type  
 Roof Type  
 Basement Type  
 Heat/Type  
 Air/Type  
 Electricity Gas Water  
 Dining Family OthRm  
 HfBth  
 Kitchen BedRm  
 Total Firplc  
 Sewer Sprinklers  
 Solarr  
 BedRm  
 Bents  
 Stalls  
 Block  
 Checked By  
 LotSizeSqFt 0.00  
 Depth 0.00  
 AcresEstAc Estimated  
 Site Conditi Average  
 Driveway Gravel  
 Shape  
 Elect Gas Water Sewer  
 Silos 0 GrainBins 0  
 Avg Height  
 MH/Model  
 Length  
 GarType  
 Pool  
 Site Cond  
 Exterior  
 Constr. Quality  
 Roof Cover  
 BasementSize  
 Heat Source  
 Driveway  
 Avg Height  
 MH/Skirting  
 Area  
 GarSize  
 PoolSize  
 Bldg Cond  
 Foundation  
 Tennis Court  
 Roof Pitch  
 BasementFinish  
 SupplHeat  
 Sidewalks  
 FireAlarm  
 SpecialImprvmt  
 Living  
 Basement  
 Garage  
 Porch  
 Deck  
 Office  
 Manuf  
 Asphalt  
 Concrete

Patio/Deck  
 Land Value 65,000  
 Fencing 0

Name	Deed	SaleDate	Sale Price
ALLISON JESSI S & JENNIFER L	368-133	09/15/2021	
BURTON ELBY D & MARY A	358-417	03/27/2020	
MILLER JEFF & TERRY WADDELL	289-275	12/01/2005	69,000

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2025	4,000	0	4,000	4,000	0	0	65,000	0	0	65,000
2024	4,000	0	4,000	4,000	0	0	65,000	0	0	65,000
2023	4,000	0	4,000	4,000	0	0	65,000	0	0	65,000

# Map 087-00-00-025.01

## PROPERTY CARD

Location **LIBERTY RD**  
 Building  
 Yr Const EffAge BuildingVal

MH Vin

Printed 2/5/2025

Descr 1 ACRE  
 District 00 Class Residential  
 Account 24213  
 Owner ALLISON JESSI S & JENNIFER L  
 2075 BELMONT RD  
 LEBANON JCT KY 40150

ResType  
 MobType  
 FarmType  
 ComType  
 ComTyp2

Subdiv  
 Date Checke 1/1/2024  
 Lot Size  
 Frontage 0.00  
 Acreage 1.00  
 Neighborhood Typical  
 Road 2 Lane  
 Topography Rolling  
 Flood Hazard  
 TenantHouses 0  
 Barns 0  
 Silos 0  
 GrainBins 0  
 Fencing 0

Block  
 Checked By  
 LotSizeSqFt 0.00  
 Depth 0.00  
 AcresEstAc Actual  
 Site Conditio Average  
 Driveway  
 Shape  
 Elect  Gas  Water  Sewer

Patio/Deck  
 MH/Skirting  
 Area  
 GarSize  
 PoolSize  
 Bldg Cond  
 Foundation  
 Tennis Court  
 Roof Pitch  
 BasementFinish  
 SupplHeat  
 Sidewalks

FireAlarm  SpecialImprvmt  
 Living  
 Basement  
 Garage  
 Porch  
 Deck  
 Office  
 Manuf  
 Asphalt  
 Concrete

Name	Deed	SaleDate	Sale Price
ALLISON JESSI S & JENNIFER L	368-133	09/15/2021	
BURTON ELBY D & MARY A	358-417	03/27/2020	
MILLER JEFF & TERRY WADDELL	330-567	05/27/2014	7,000

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2025	10,000	0	10,000	10,000	0	0	0	0	0	0
2024	10,000	0	10,000	10,000	0	0	0	0	0	0
2023	10,000	0	10,000	10,000	0	0	0	0	0	0

# Map 087-00-00-025.02

Descr 5 ACRES+BUILDINGS

District 00 Class Commercial

Account 24213

Owner ALLISON JESSI S & JENNIFER L  
2075 BELMONT RD  
LEBANON JCT KY 40150

# PROPERTY CARD

Printed 2/5/2025

Location **LIBERTY RD 7624**  
Building 1 OFFICE BUILDING  
Yr Const 0 EffAge 0 BuildingVal 40,000

MH Vin

ResType  
MobType  
FarmTyp  
ComType  
ComTyp2

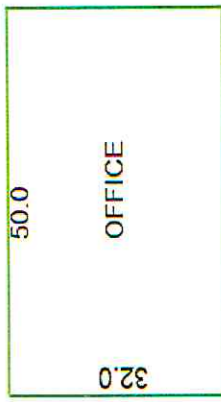


Subdiv  
Date Checke 1/1/2024  
Lot Size  
Frontage 0.00  
Acreage 5.00  
Neighborhood Typical  
Road 2 Lane  
Topography Rolling  
Flood Hazard  
TenantHouses 0 Bsns 0  
No Stories 0.00  
MH/Manufact  
Width 0.00  
Garage/Carport  
GarExterior  
Neighborhood Typical  
Structure 1 Story  
Const.Type Wood Frame  
Roof Type Gable  
Basement Type None  
Heat Type  
Air Type  
Electricity Gas Water  
Living 0 Dining 0 Family 0  
FullBth 0 HfBth 0 OthRm 0  
Total 0  
BedRm 0  
Firplc 0  
Stalls 0  
Bents 0

Block  
Checked By  
LotSizeSqFt 0.00  
Depth 0.00  
AcresEstAc Estimated  
Site Condito Average  
Driveway Gravel  
Shape  
Elect Gas Water Sewer  
GrainBins 0  
Avg Height 0.00  
MH/Model  
Length 0.00  
GarType  
Pool  
Site Cond Average  
Exterior Vinyl  
Const. Quality Average/Standard  
Roof Cover Metal  
BasementSize  
Heat Source  
Driveway  
Sewer  
Solarr  
Sprinklers  
Kitchen  
Total 0  
BedRm 0  
Firplc 0  
Stalls 0  
Bents 0

Lot  
Date Assessed 1/1/2024  
LotEstActual  
Platt Book  
Source Calculated  
Zoning None  
Sidewalks Rural  
Drainage  
Land Value 38,000  
Fencing 0  
Patio/Deck  
MH/Skirting  
Area 0.00  
GarSize  
PoolSize 0.00  
Bldg Cond Good/Average  
Foundation Slab  
Tennis Court  
Roof Pitch Low  
BasementFinish  
SupplHeat  
Sidewalks  
FireAlarm  
SpecialImprvmt  
Living 0.00  
Basement 0.00  
Garage 0.00  
Porch 0.00  
Deck 0.00  
Office 1,600.00  
Manuf 0.00  
Asphalt 0.00  
Concrete 0.00

Sketch Summary  
Office=1600.00



Scale: 1 inch = 30.0

## Deed Sale Date Price

Name	Deed	SaleDate	Sale Price
ALLISON JESSI S & JENNIFER L	368-133	09/15/2021	
BURTON ELBY D & MARY A	358-417	03/27/2020	
MILLER JEFF & TERRY WADDELL	287-275	12/01/2005	69,000

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCY	Imprmts FCY	Ag Imprmts FCY	Total FCY
2025	168,000	0	168,000	38,000	130,000	0	0	0	0	0
2024	168,000	0	168,000	38,000	130,000	0	0	0	0	0
2023	168,000	0	168,000	38,000	130,000	0	0	0	0	0

# PROPERTY CARD

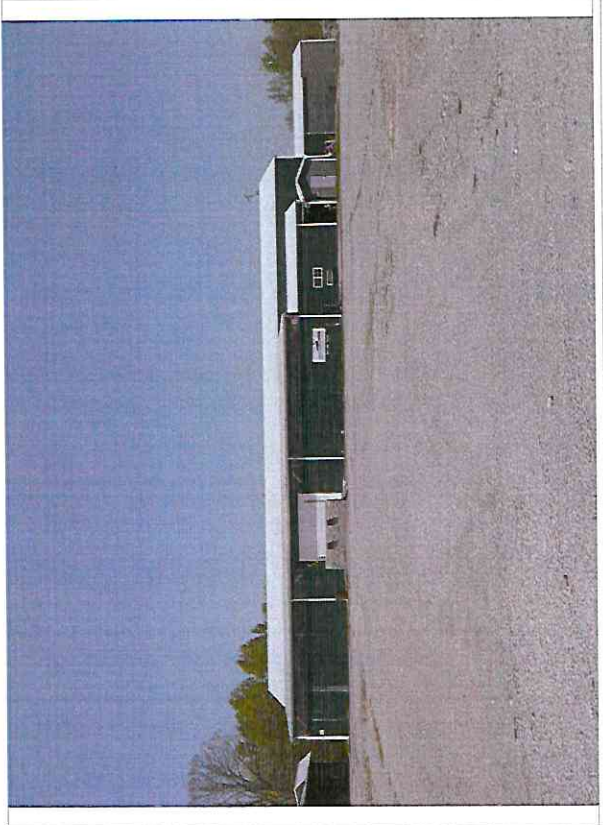
Printed 2/5/2025

Location **LIBERTY RD 7624**  
 Building **2 BUILDING**  
 Yr Const **0** EffAge **0** BuildingVal **90,000** MH Vin

**Map 087-00-00-025.02**  
 Descr **5 ACRES+BUILDINGS** Class **Commercial**

ResType	
MobType	
FarmTyp	
ComType	
ComTyp2	

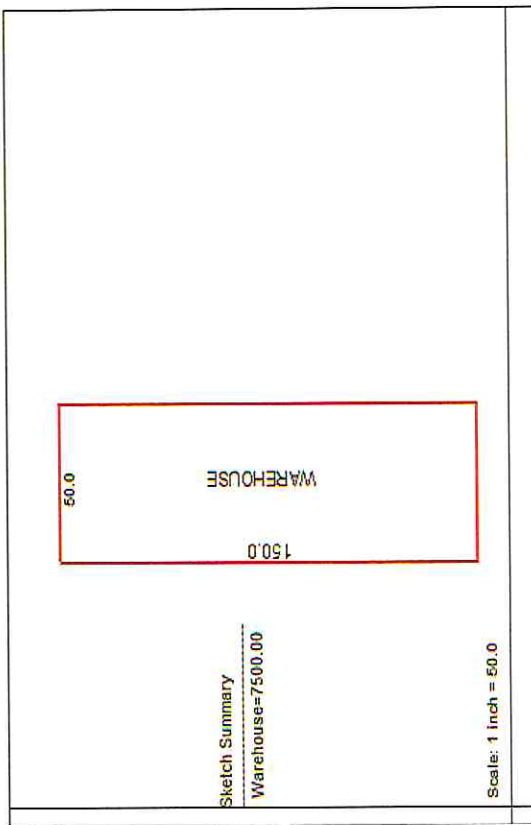
District **00**  
 Account **24213**  
 Owner **ALLISON JESSI S & JENNIFER L**  
 2075 BELMONT RD  
 LEBANON JCT KY 40150



Date Checked	1/1/2024	Block	
Lot Size	0.00	Checked By	
Frontage	0.00	LotSizeSqFt	0.00
Acreage	5.00	Depth	0.00
Neighborhood	Typical	AcresEstAc	Estimated
Road	2 Lane	Site Cond	Average
Topography	Rolling	Driveway	Gravel
Flood Hazard		Shape	
TenantHouses	0	<input checked="" type="checkbox"/> Elect	<input type="checkbox"/> Gas
No Stories	0.00	<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Sewer
MH/Manufact		Silos	0
Width	50.00	GrainBins	0
Garage/Carport		Avg Height	0.00
GarExterior		MH/Model	
Neighborhood	Typical	Length	150.00
Structure	1 Story	GarType	
Const.Type	Wood Frame	Pool	
Roof Type	Gable	Site Cond	Average
Basement Type		Exterior	Other
<input type="checkbox"/> Heat/Type		Const. Quality	Fair/Economy
<input type="checkbox"/> Air/Type		Roof Cover	Metal
<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Gas	BasementSize	None
Living 0	Dining 0	Heat Source	
FullBth 0	Hlfbth 0	Driveway	
	OthRm 0	Water	<input checked="" type="checkbox"/>
		Sewer	<input type="checkbox"/>
		Sprinklers	<input type="checkbox"/>
		Solarr	<input type="checkbox"/>
		FireAlarm	<input type="checkbox"/>
		SpecialImprvmt	
		Living	0.00
		Basemt	0.00
		Garage	0.00
		Porch	0.00
		Deck	0.00
		Office	0.00
		Manuf	7,500.00
		Asphalt	0.00
		Concrete	0.00

Patio/Deck	
MH/Skirting	
Area	7,500.00
GarSize	
PoolSize	0.00
Bldg Cond	Good/Average
Foundation	Slab
Tennis Court	
Roof Pitch	
BasementFinish	
SupplHeat	
Sidewalks	
FireAlarm	
SpecialImprvmt	
Living	0.00
Basemt	0.00
Garage	0.00
Porch	0.00
Deck	0.00
Office	0.00
Manuf	7,500.00
Asphalt	0.00
Concrete	0.00

Name	Deed	SaleDate	Sale Price
ALLISON JESSI S & JENNIFER L	368-133	09/15/2021	
BURTON ELBY D & MARY A	358-417	03/27/2020	
MILLER JEFF & TERRY WADDELL	287-275	12/01/2005	69,000



Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCY	Imprvnts FCY	Ag Imprvnts FCY	Total FCY
2025	168,000	0	168,000	38,000	130,000	0	0	0	0	0
2024	168,000	0	168,000	38,000	130,000	0	0	0	0	0
2023	168,000	0	168,000	38,000	130,000	0	0	0	0	0

**DEED**

THIS DEED OF CONVEYANCE made and entered into this 15<sup>th</sup> day of September, 2021, by and between,

ELBY D. BURTON and MARY A. BURTON, husband and wife, of 465 Purdy Sano Road, Columbia, Kentucky, Kentucky 42728, parties of the First Part, and

JESSI S. ALLISON and JENNIFER L. ALLISON, husband and wife, of 5669 Plum Run Road, Bloomfield, Kentucky 40008, parties of the Second Part;

**WITNESSETH:**

That, pursuant to Amended KRS 382.135, the parties hereto state that the IN-CARE-OF ADDRESS to which the property tax bill for the year in which the property is transferred may be sent to: Jessi S. Allison and Jennifer L. Allison, at 5669 Plum Run Road, Bloomfield, Kentucky 40008 and

THAT FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the parties of the first part, have this day and do by these presents sell, transfer and convey unto the parties of the second part, for and during their joint lives and upon the death of either of them, the remainder in absolute fee simple to the survivor, his heirs and assigns forever, the following described real estate located in Adair County, Kentucky, TO WIT:

**DEED ONE:**

A certain tract or boundary of land lying and situated in Adair County, Kentucky, and which is more particularly bounded and described as follows, to-wit:

TRACT ONE: On the waters of Green River of Adair County, Kentucky, and beginning at a stone on the north side of Stanford Road corner to Mary E. Shepherd thence with her line N 23 W 94 poles to a chestnut oak on a hillside corner to said Shepherd thence N 45 E 15 poles to a small whiteoak, dogwood and wateroak thence S 25 E 48 poles to two dogwoods and a hickory thence N 23 N 42 E 20 poles to a small dogwood corner to J.T. Bryant's thence with his line S 22 ½ E 60 poles to a stone on the north side of

DEL: 09/23/2021 2:43:00 TRANSFER TAX PAID  
TO: TOWN AND COUNTRY BANK AND TRUST  
PO BOX 305  
BARDSTOWN, KY, 40004

the Stanford Road thence S 68 W 30 poles to the beginning and containing 13 ½ acres more or less.

But there is excluded from Tract One, a one acre tract previously conveyed by Carl L. Burton, et ux, to Stephen Burton, et ux, by deed dated January 20, 1979, and recorded in Deed Book 131, at page 325, in the office of the Clerk, more particularly described as follows:

Beginning at an iron pipe on the North side of Kentucky Highway 206, a new made corner, being 30 feet from center line of said road and 44-8/10 feet from Southeast corner of house; thence with new division lines 436 feet to a stake, a new made corner; thence S- 81-30 W 100 feet to a stake, a new made corner; thence S-15-E 436 feet to a steel rod on North side of Kentucky Highway 206, a new made corner, located 30 feet from center line of said highway and 44-6/10 feet from southwest corner of house; thence N-81-30-E 100 feet to place of beginning, containing of one (1) acre more or less. (All bearings magnetic.) Surveyed by Ralph W. Collins, LS 1403, 1-13-79.

#### TRACT 11.

In Adair County, Kentucky, and on Green River and near the village of Purdy, Kentucky, and beginning at a large oak tree on the south side of Stanford Road near the old school house; thence with Flora Burton's line crossing the said road N 19 W 70 poles to three black oaks, Burton corner; thence S 45 W 14 ½ poles to a stone in Charley Bryant's line thence S 19 E 63 ½ poles to a black gum, corner to the lands of J.A. Goodin; thence S 81 E 14 ½ poles to the beginning, and containing 6 acres but amount of about but there is excluded the amount of about ½ acre on the south side of the Stanford Road hereto sold off to J.W. Burton and road along Flora Burton's line 12 feet wide which is kept open.

Of the one acre mentioned off of tract one, the 13 ½ acre tract, this is in fact erroneous, because the one acre is claimed by no one and it adjoins the 13 ½ acre tract immediately above described

There is excluded from the above described property, a tract of land that was sold by Jeff Miller and Terry Waddell, by deed dated the 20<sup>th</sup> day of May, 2019, to Trevor S. Loy and Heather M. Loy, husband and wife, and recorded in Deed Book 354, page 187. AND DEED OF CORRECTION from Jeff Miller and Melanie Miller, husband and wife and Terry Waddell and Karen Waddell, husband and wife to Trevor S. Loy and Heather M. Loy, husband and wife, dated the 31<sup>st</sup> day of January, 2020, and recorded in Deed Book 357, Page 597, in the Office of the Adair County Court Clerk and described as follows:

DESCRIPTION OF A TRACT LAND, BY NEW DIVISION SURVEY, THE PROPERTY OF JEFF MILLER DEED BOOK 289 PAGE 275 RECORDED IN THE ADAIR COUNTY CLERK'S OFFICE, LOCATED APPROXIMATELY NORTHWEST OF THE INTERSECTION OF TERR MATT ROAD AND HIGHWAY #206 IN ADAIR COUNTY, COMMONWEALTH OF KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a ½ x 18" re-bar pin set with cap #3318, witness by power pole, and the northwest intersection of Terr Matt Road (30' R/W) and Highway #206 (60' R/W); thence with the right of way of Highway #206 S 85°03'10" W 200.22' to a ½ " x 18" re-bar pin set with cap #3318, N 23° 17' 58" W 6.02' from a power pole; thence leaving the right of way and with new division lines of the parent tract N 17°42'04" W 223.07' to a ½" x 18" re-bar pin set with cap #3318; thence N 85°03'10" E 200.22' to a ½" x 18" re-bar pin set with cap #3318 on the west right of way of Terr Matt Road; thence the right of way S 17°42'04" E 223.07' to the point of beginning, contains 1.00 acre.

THE PLAT TO BE RECORDED IN THE SURVEYOR BOOK 2 PAGE 209 IN THE ADAIR COUNTY CLERK'S OFFICE.

This survey is subject to any and all easements, restrictions and right of way of record at this time. All bearings are based on the Magnetic North which was observed in the field N 25°19'56" E 48.49 feet from the point of Beginning with reference bearing SW 73° along a random base line on 4/30/19.

I hereby certify that this survey was done under my direct supervision by the method of Random Traverse, with side shots and the unadjusted precision ratio of the traverse was 1/53,517.71. This survey is a Class 'Rural' Survey and meets the Minimum Standards required by the State of Kentucky as defined by KRS 322.

Signed Michael E. McKinney 05-03-19 Michael E. McKinney P.L.S. #3318  
County Surveyor of Adair.

DEED TWO.

Beginning at an iron pipe on North side of Kentucky Highway 206, a new made corner, being 30 feet from center line of said road and 44-8/10 feet from Southeast corner of house; thence with new division lines 436 feet to a stake, a new made corner; thence S-81-30-W 100 feet to a stake, a new made corner; thence S-15-E 436 feet to a steel rod on North side of Kentucky Highway 206, a new made corner, located 30 feet from center line of said highway and 44-6/10 feet from Southwest corner of house; thence N-81-30-E

100 feet to place of beginning, containing one (1) acre, more or less. (All bearings magnetic.) Surveyed by Ralph W. Collins, LS 1403, 1-13-79.

Being the same property conveyed to Elby D. Burton and Mary A. Burton, husband and wife, by deed dated March 27, 2020 and recorded in Deed Book 358, Page 417, in the Office of the Adair County Court Clerk.

STATED CONSIDERATION: \$243,000.00

POSSESSION: With Deed

Property taxes for the year 2021 shall be pro-rated between the parties.

TO HAVE AND TO HOLD unto the said second parties, for and during their joint lives and upon the death of either of them, the remainder in absolute fee simple to the survivor, his heirs, and assigns forever, with Covenant of **GENERAL WARRANTY**, subject only to easements, restrictions, health department regulations, and zoning laws affecting said property, if any and this conveyance is made subject thereto.

**CONSIDERATION CERTIFICATE:** Pursuant to KRS Chapter 382, the First and Second parties certify that the consideration reflected in this deed is the full consideration paid for the property. The Second parties join in this deed for the sole purpose of certifying the consideration pursuant to law.

IN TESTIMONY WHEREOF, witness the hand of the parties on the day and year first above written.

SECOND PARTIES:

  
JESSI S. ALLISON

  
JENNIFER L. ALLISON

FIRST PARTIES:

  
ELBY D. BURTON

  
MARY A. BURTON

STATE OF KENTUCKY  
COUNTY OF Nelson

The foregoing instrument was executed, acknowledged, subscribed, and sworn to before me this 15<sup>th</sup> day of September, 2021, by **ELBY D. BURTON and MARY A. BURTON**, husband and wife, parties of the First Part, to be the voluntary act and deed of each of them.

Ralph W. Witt III  
NOTARY PUBLIC

My commission expires: 12-14-2021 ID# 591911

STATE OF KENTUCKY  
COUNTY OF Nelson

The foregoing instrument was executed, acknowledged, subscribed, and sworn to before me this 15<sup>th</sup> day of September, 2021, **JESSI S. ALLISON and JENNIFER L. ALLISON**, husband and wife parties of the Second Part, to the voluntary act and deed of each of them.

Ralph W. Witt III  
NOTARY PUBLIC

My commission expires: 12-14-2021 ID# 591911

THIS INSTRUMENT PREPARED BY:

Whitney McCubbin Meredith

**WHITNEY McCUBBIN MEREDITH**  
Attorney At Law  
P.O. Box 268  
104 E. Main Street, Suite 101  
Hodgenville, KY 42748  
(270) 358-5591

RECEIVED  
ADAIR COUNTY

SEP 23 2021

NAME \_\_\_\_\_  
TIME \_\_\_\_\_

Book: 368      Pages: 133-137 (5)  
Name: DEED  
LISA GREER  
ADAIR COUNTY  
9/23/2021 9:50 AM

