



Bobbie Holsclaw
Jefferson County Clerk's Office

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INST # 2016199615

BATCH # 38165

JEFFERSON CO, KY FEE \$20.00

STATE OF KY DEED TAX \$65.00

PRESENTED ON: 08-19-2016 6 01:01:23 PM

LODGED BY: HODGE

RECORDED: 08-19-2016 01:01:23 PM

BOBBIE HOLSCRAW

CLERK

BY: AMANDA SHORT

RECORDING CLERK

BK: D 10691

PG: 660-664

DEED

THIS DEED made and entered into by and between **SHIRLEY BEIERLE**, Individually and as Executrix of the **ESTATE OF MARCELLE S. HEIL**, deceased (the Executrix's mailing address being 808 Flat Rock Road, Louisville, Kentucky 40245), acting under Power of Sale contained in Will of said decedent which is of record in the office of the County Clerk for Jefferson County, Kentucky in Will Book 640, Page 853, Parties of the First Part; and **JACK A. HEIL** and **DONNA HEIL**, his wife, of 5419 Stallworth Drive, Charlotte, NC 28226-4002, Parties of the Second Part.

The transfer year tax bill and future tax bills shall be sent to: 5419 Stallworth Drive, Charlotte, NC 28226-4002.

WITNESSETH:

That pursuant to the terms of the Last Will and Testament of Marcelle S. Heil, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the First Parties do hereby transfer, assign and convey unto Parties of the Second Part, for and during their joint lives with remainder in fee simple to the survivor of them, and with covenant of general warranty, the following described real estate with all improvements thereon situated in Louisville, Jefferson County, Kentucky, to wit:

BEGINNING at a point in the Southeasterly line of Deer Park Avenue, as shown on plat of Shady Glen Subdivision, recorded in Plat and Subdivision Book 4, Page 88, in the Office of the Clerk of the County Court of Jefferson County, Kentucky, South 49 degrees 51 minutes West 205.75 feet, and South 58 degrees 21 minutes, West 56.56 feet, and South 64 degrees 08 minutes West 34.85 feet from the Southwest line of Hartman Avenue; thence with the Southeasterly line of Deer Park Avenue, South 64 degrees 08

minutes West 19.11 feet and South 71 degrees 21 minutes West 33.89 feet to the Northwesterly corner of Lot #45, as shown on the aforesaid Shady Glen Subdivision; thence with the Northwesterly line of Lot #45 South 40 degrees 09 minutes East 152 feet to the Northwesterly line of Lot #54, Shady Glen Aforesaid; thence with the Northwesterly line of Lots #54 and 55, North 49 degrees 51 minutes East 49.5 feet; thence North 39 degrees 56 minutes West 134.9 feet to the point of beginning, and

Being the same property conveyed to Marcelle S. Heil by Deed dated January 16, 1961, and recorded in Deed Book 3673, Page 277, in the aforesaid Clerk's office. The said Marcelle S. Heil having died on March 16, 2016, and her Last Will and Testament having been recorded in Will Book 640, Page 853, vesting full power of sale in her Executrix.

The First Parties do further covenant that they have full right and power to convey said property, and that it is free and clear of all encumbrances except zoning regulations and easements and restrictions of record effecting the subject property, and except taxes becoming due after the date of this Deed, subject to all of which this Deed is made.

The covenants and warranties made herein shall extend only to the extent of assets in the hands of First Party as Executrix at the time of notice of any breach or defect in said covenants and warranties.

CONSIDERATION CERTIFICATE

We, the Parties hereto, do hereby certify pursuant to KRS 382.135 that the full consideration paid for interest being conveyed in the subject property is \$65,000.00, and the full fair market value of the property is \$130,000.00.

IN TESTIMONY WHEREOF, witness the signatures of the Parties hereto.

PARTIES OF THE FIRST PART
THE ESTATE OF MARCELLE S. HEIL

Shirley Beierle, Executrix
By: Shirley Beierle, Executrix

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

I, Notary Public in and for the State and County aforesaid, do hereby and certify that the foregoing Deed of Conveyance and Consideration Certificate from Shirley Beierle, as Executrix of the Estate of Marcelle S. Heil, deceased, to Jack A. Heil, was produced before me by the said Shirley Beierle, as Executrix of the Estate of Marcelle S. Heil, deceased, who is personally known to me, and was acknowledged, subscribed and sworn to by her before me to be her voluntary act and deed in her capacity as Executrix of the Estate of Marcelle S. Heil, deceased.

Witness my signature this 19 day of August, 2016.

My commission expires: 1/14/2020.

Renee W. Howland
NOTARY PUBLIC, STATE AT LARGE, KY

Shirley Beierle
Shirley Beierle

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The foregoing Deed and Consideration Certificate were acknowledged, subscribed and sworn to before me by Shirley Beierle, personally known to me, to be her true act and deed, at Louisville, Kentucky, on this the 19 day of August, 2016.

My commission expires: 1/14/2020.

Renee W. Howland
NOTARY PUBLIC, STATE AT LARGE, KY

