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DEED

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THIS DEED OF CONVEYANCE, made and entered into this 16th day of September, 1994, by and between **KENNETH R. BECK** and **VIRGINIA MAXINE BECK**, his wife, of Route 4, Box 13470, Louisa, Kentucky 41230, parties of the first part, and **B & S FARMS, INC.**, a Kentucky corporation having its principal office at Route 4, Box 13380, Louisa, Kentucky 41230, party of the second part,

DEED TAX COLLECTED DATE 9-16-94
 AMOUNT \$135.00

WITNESSETH: That for and in consideration of the sum of ONE HUNDRED THIRTY FIVE THOUSAND (\$135,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, this being the full and complete consideration for this conveyance, said parties of the first part have this day bargained and sold and they do hereby sell and convey unto the party of the second part, its successors and assigns, the following described property, to-wit:

TRACT NO. 1

Beginning at a stone opposite a beech tree, just across the road, at or near a gate, on a road or trail leading up to the property of another tract of land owned by W.P. Dalton or formerly owned by said W. P. Dalton; thence running with the said road and following the north or upper side of the road to the mouth of Fall Rock Branch; thence up the branch to Ersula Saulsbury's line, now or formerly owned by W. P. Dalton; thence with said line to a forked black oak on top of the point; thence a straight line to a black oak stump known as the Denny Wiler or B. Saulsbury corner; thence running a southeasterly course to a black oak on the point; thence straight line down the point to a set in stone; thence a southerly course and down the hill to the place of beginning, containing forty (40) acres, be the same more or less.

This deed conveys the surface only of the above described land as all the oil and gas and coal and other minerals, both solid and fluid, were reserved when these lands were conveyed to Jonah Adkins, except whatever right that there may be for the use of gas by virtue of a lease recorded in Lease Book 19, page 459. The right of ingress

and egress as may at any time be necessary for the development of the mineral, if any, on these above described lands is reserved.

The roadway running through these above described lands is reserved for all future use and benefit and purposes and is not conveyed, as is also a certain graveyard, known as the Asberry Waller Graveyard, and the right of Asberry Waller and his heirs and relatives, however remote, to go over these lands, using the above designated road way is reserved for the use of said relatives, heirs and kinspeoples of Asberry Waller to go to and from said graveyard for the purpose of visiting the graves of their buried dead or to bury their dead hereafter.

It is further understood between the party of the first part and the party of the second part that the deed to the grantor states that any right obtained by use of gas as maintained herein before had been conveyed and sold by Martha & Charles Lemaster but any rights that the party of the first part may have are hereby conveyed to the party of the second part.

TRACT NO. 2

Beginning on a poplar as a corner tree between Ersula Saulsberry and A. Waller; thence a southeasterly course up the hill to a forked oak on the line of A. Waller; thence a northwesterly course to a cedar with the line of A. Waller; thence about the same course, with the line of A. Waller to a blackoak stump; thence a northerly course about 300 ft. with the line of W. F. Austin to a black oak stump thence a northwest course with the line of W. F. Austin about 400 ft. to a chestnut oak on top of a ridge; thence N 5 W with Austin's line 630 feet crossing the branch to a beech in the line of W. A. Copley; thence an easterly course about 1,000 ft. to a beech stump; running with Copley's line to Wilson Hayes' line; thence with Wilson Hayes' line about southwest 250 ft. to the main branch; thence down and with the branch to the beginning, containing about 52 1/2 acres more or less.

Coal, oil and gas rights have previously been excepted from under this tract.

TRACT NO. 3

Beginning on top of the ridge on a black oak and hickory corner of W. A. Copley; thence running down the hill a westerly course to an Ash, corner of Jesse Bernard; thence a southerly course up the hill with Bernard's line to a white oak on top of the hill; thence a southerly course down the hill with the same line to a big rock cliff in the branch; thence a northeast course to Charley Diamond's line, and with same up the hill to the top at a white oak at

the gate; thence an easterly course to a small black oak and dogwood on top of ridge; thence a northerly course to a corner on top of the ridge; thence an easterly course to a chestnut oak on top of the ridge; thence a northerly course a straight line down the hill to a beech in W. A. Copley's line; thence a westerly course with said Copley line to the beginning and containing about twenty (20) acres more or less.

Tracts Nos. 1, 2 and 3 being Tracts 1, 2 and 3 of the property conveyed to Kenneth Beck from Margaret Rosenberger, widow, by deed dated July 24, 1965, and recorded in Deed Book 139, page 577, Lawrence County Record of Deeds.

TRACT NO. 4

A certain parcel of land on the Fraley Branch, a tributary of the Big Sandy River, near Potter, bounded as follows:

Beginning on an Elm on the westerly side of the said branch and running with the said branch northerly two hundred feet more or less to a stake in said branch, to the line of Martha Lemaster; thence easterly three hundred thirty feet to a stake corner of W. F. Austin and Martha Lemaster; thence westerly course three hundred seventy-three and a half feet to the beginning, containing one acre more or less.

TRACT NO. 5

A certain parcel of land lying on the waters of the Big Sandy River near Potter, bounded on the north by the lands of J. N. Meek; on the East by the Big Sandy River; on the West by lands of Charley Lemaster; and on the South by lands of W. F. Austin, supposed to contain seven acres more or less.

Tracts 4 and 5 herein are designated as Tracts 1 and 2 of the property conveyed to Kenneth Beck from Eddie Lemaster and Laura Lemaster, his wife, by deed dated April 23, 1951, and recorded in Deed Book 119, page 183, Lawrence County Record of Deeds.

TRACT NO. 6

A certain parcel of land located North of Louisa, Kentucky, on the Big Sandy River and U. S. Highway 23, and beginning at a stake on the South side of the old County roadway near a poplar tree; thence a south west course 262 feet more or less to a corner between the old W. F. Austin and Martha Lemaster line; thence an east course approximately 666 feet to a stake in the old county road; thence a west course with the south side of said county

road for 561 feet more or less to the point of beginning, and continuing one (1) acres, more or less.

It being the intention of the party of the first part to convey all of the property that they own on the North side of the division line established by the Lawrence Circuit Court in 1934 between Sid Hayes and W. F. Austin.

Being the same property conveyed to Kenneth Beck from Wayne Lycan and Minnie Lycan, his wife, by deed dated September 11, 1961, and recorded in Deed Book 135, page 88, Lawrence County Record of Deeds.

TRACT NO. 7

A certain tract or parcel of land lying on the waters of Potter (or Fraley) Branch in Lawrence County, Kentucky, and bounded as follows: Beginning on a black oak at the mouth of the drain a corner to the Asberry Waller farm (now owned by Jonah Adkins); thence with the same up the point to a dogwood; thence near southeast to t forked black oak; thence near west to a stake at the George R. Diamond tract; thence north with said Diamond line to birch near the branch; thence up the branch with its meanders to a white oak on the left hand side of the branch; thence westerly up the branch to the Cap. Hawes line; thence south with same up the hill to a hickory and Arthur Blankenship's line; thence easterly with said line to a stake; thence south with said line to a stake; thence north down the branch to a stake; thence south to the branch; thence with the same line to the top of the hill and stone on said line; thence near south with said line to a stake on top of the hill; thence easterly with said line to Wiley Austin's line to a white oak at Denny Waller's corner (lands now owned by Wiley Austin); thence north with this Denny Waller line down the branch to the beinning containing about 60 acres, more or less.

Being the same property conveyed to Kenneth Reed Beck from Minerva Beck, widow, by deed dated August 25, 1959, and recorded in Deed Book 131, page 224, Lawrence County Court Record of Deeds.

Tracts No. 1—7 being the same property conveyed to Virginia Maxine Beck from Kenneth Beck, by deed dated the 10th day of September, 1991 and recorded in Deed Book 210, page 791, Lawrence County Record of Deeds.

TRACT NO. 8

Located on the Fraley Branch. Beginning on a large Beech standing by the side of the road, a corner of A. Waller and the C. & O. Co.; thence S 47 1/2 E 137 ft. to the Branch; thence up the Branch S 6 3/4 E 55 ft. to the mouth of a drain, a W. F. Austin corner; thence up the Branch S 39 W

57 ft; S 83 1/2 W 138 ft; S 75 W 126 ft; N 45 3/4 W 72 ft.; N 86 1/4 W 267 ft; N 86 1/2 W 42 ft; N 14 1/2 W 95 ft; S 87 1/2 W 81 ft; S 52 1/2 W 257 ft. to a stake in the branch; S 45 1/4 E 34 ft. to a large black gum; N 88 1/4 W 489 ft. to a set stone in a drain, corner of W. F. Austin and Pricy Chapman; thence down a drain N 1 E 82 ft. to a black walnut; N 10 1/2 E 121 ft. to the mouth of a drain; thence down the Branch N 78 1/4 E 100 ft. to the mouth of another drain; N 50 E 40 ft. to a large black oak; thence up a point N 40 3/4 W 645 ft. to a small hickory; N 53 W 82 ft. to a bunch of dogwoods on a point; S 73 1/4 W 175 ft. to a forked black oak; N 55 1/2 W 266 ft. to a large black oak, corner of Pricy Chapman and George Reed Diamond; N 33 1/2 E 244 ft. to a small cedar; N 8 E 89 ft. to a hickory; N 16 1/2 W 213 ft. to 3 small black oaks; N 18 1/2 W 269 ft.; N 19 3/4 W 68 ft. to a white oak; N 8 1/2 W 122 ft. to a bunch of dogwoods; N about 20 ft. to a small walnut where a gate hangs; thence easterly with a wire fence on top of the ridge to a chestnut oak on top of the ridge in the B. Saulsberry line; S 59 E 585 ft. to a black oak stump; S 24 E 297 ft. to a black oak stump, corner of B. Saulsberry and A. Waller; S 21 E 590 ft. to a black oak on a point; S 39 1/2 E 111 ft.; S 55 1/2 E 214 ft. to a small hickory; S 54 E 247 ft; S 78 3/4 E 164 ft; S 19 1/2 E 246 ft. to the beginning, containing 60 acres more or less.

Such minerals in and under said land as belongs to others than the grantors are hereby excepted from this conveyance.

Tract No. 8 being Tract 3 of the property conveyed to Kenneth Beck from Eddie Lemaster and Laura Lemaster, his wife, by deed dated April 23, 1951 and recorded in Deed Book 119, page 183, Lawrence County Record of Deeds.

There is reserved and not conveyed herein, the BECK FAMILY CEMETERY, along with a perpetual right of way for ingress and egress to and from the Cemetary for the use and benefit of the Beck Family and their relatives and descendants.

The above-described real property is conveyed subject to all valid and existing restrictions, easements, covenants, limitations, reservations and conditions as may appear in the record chain of title thereto.

TO HAVE AND TO HOLD the above-described real property together with all of the rights, privileges, appurtenances and improvements thereunto belonging unto the

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party of the second part, his successors and assigns forever,
with covenant of GENERAL WARRANTY.

IN TESTIMONY WHEREOF, the parties of the first part
have hereunto subscribed their names the day and year first
above written.

Kenneth Beck
KENNETH R. BECK

Virginia Maxine Beck
VIRGINIA MAXINE BECK

COMMONWEALTH OF KENTUCKY }
COUNTY OF LAWRENCE } ACKNOWLEDGMENT

I, FUBRE DANIEL, a Notary Public in and
for the Commonwealth and County aforesaid, do hereby certify
that the foregoing Deed of Conveyance from Kenneth R. Beck
and Maxine Beck, his wife, to B Y S Farms, Inc., was produced
to me and acknowledged before me by Kenneth R. Beck and
Maxine Beck, parties grantor therein, to be his and her free act
and deed for the purposes therein stated on this the 16th day of
September, 1994.

My Commission expires: 3/22/98.

Fubre Daniel
NOTARY PUBLIC, Kentucky
State at Large

STATEMENT OF FAIR CASH VALUE

We, the undersigned, the Grantors and the Grantee in the
foregoing conveyance, hereby state under the penalty of perjury,
fine and imprisonment as provided by law, that the total
consideration paid for the property herein transferred by this

instrument and the fair cash value of such property is \$135,000.00.

This the 16th day of September, 1994.

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GRANTOR

Kenneth Beck
KENNETH R. BECK

GRANTOR

Virginia Maxine Beck
VIRGINIA MAXINE BECK

GRANTEE

B & S FARMS, INC.

BY: Southwell Lynn - Pres.
ITS OFFICER

COMMONWEALTH OF KENTUCKY }
COUNTY OF LAWRENCE } SCT.

I, EUGENE DANIEL, a Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that the STATEMENT OF FAIR CASH VALUE included as a part of the foregoing conveyance from Kenneth R. Beck and Virginia Maxine Beck, his wife, to B & S Farms, Inc., was produced to me and subscribed and sworn to before me by Kenneth R. Beck and Virginia Maxine Beck parties grantor therein, on this the 16th day of September 1994.

My Commission expires: 3/23/98.

Eugene Daniel
NOTARY PUBLIC, Kentucky
State at Large

COMMONWEALTH OF KENTUCKY }
COUNTY OF LAWRENCE } SCT.

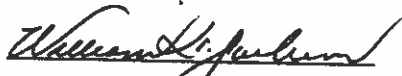
I, EUGENE DANIEL, a Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that the STATEMENT OF FAIR CASH VALUE included as a part of the foregoing conveyance from Kenneth R. Beck and Virginia Maxine Beck, his wife, to

564 B & S Farms, Inc., was produced to me and subscribed and sworn to before me by Southwell Lyons, PRESIDENT, known to me as an officer of B & S Farms, Inc., party grantee therein, on this the 16th day of September 1994.

My Commission expires: 3/22/98.


NOTARY PUBLIC, Kentucky
State at Large

THIS INSTRUMENT PREPARED BY:



WILLIAM H. JACKSON
Attorney at Law
207 W. Main Street
Louisa, Kentucky 41230
606-638-9278

STATE OF KENTUCKY)
LAWRENCE COUNTY) Sgt.

I, GALLIE ISAAC JR., Clerk of the County and State aforesaid, certify that the foregoing instrument of writing was on the 16th day of September, 1994, lodged for record, whereupon the same with the foregoing certificate have been duly recorded in my office.
Witness my hand this 23rd day of September, 1994.

GALLIE ISAAC JR., CLERK

BY: Gloria J. Cassell D.C.