

THIS DEED, Made and entered into this 16th day of November, 1998, by and between JO ANN JAYNES and BEVERLY BALLARD CHANDLER, parties of the first part, and TOM B. CURRY and ERNESTINE CURRY, husband and wife, parties of the second part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration not set out herein, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey unto the party of the second part, as joint tenants, with covenants of GENERAL WARRANTY, and rights of survivorship as hereinafter set out, all that certain parcel of land situate between the State Highway-Logan to Madison-and the Spruce Fork of Little Coal River, a short distance above the Jeffrey Highway Bridge across said Spruce Fork, and described as follows:

BEGINNING in the northeast corner of the parcel of land hereby conveyed at a stake in the right of way line of the State Highway, now Route No. 119; thence N 53 W 10.15 feet crossing a private road or driveway hereinafter referred to; thence S 45 19 W 21.4 feet; S 65 39 W 60.9 feet; N 72 33 W 127.28 feet to an iron stake; corner to Appalachian Electric Power Company Sub-station site; thence with the line of said Sub-station site, and continuing on beyond the same, N 60 W for a total distance of 140 feet to a stake at the river; thence up and with the river 163 feet, more or less, to a stake, 60 feet from a corner to the John Jeffrey lot; thence S 58 10 E 287.3 feet, running 60 feet from said Jeffrey line, and parallel therewith, to the right of way line of said State Highway; thence therewith in the direction of down the river N 37 57 E 40.57 feet to a stake; thence N 31 50 E 229.34 feet to the place of BEGINNING, containing 1.71 acres, more or less.

This being the same tract or parcel of land conveyed to Kermit Ballard by J. E. Ballard and Lillie Ballard, his wife, by deed

TOM & CURRY
"PO BOX 125"
Shingles WV 25183

RECEIVED

MAY 20 12 15 PM '93

BOOKED BY
60300210

dated the 25th day of September, 1953, and of record in the Office of the Clerk aforesaid in Deed Book 77, at page 228. Such deed contains the following provision:

"In the northeast corner of the said parcel of land there is now in use a private road or driveway connecting with the right of way line of said State Highway, and extending into the parcel of land hereby conveyed. On the northeast side of the parcel of land hereby conveyed the parties of the first part own a parcel of .31 acres of land, more or less, and said private road or driveway is used as an approach to the said .31 acre parcel. The parties of the first part hereby expressly reserve the joint use of said private road or driveway for the benefit of their said .31 acre parcel of land, such private road or driveway to be used by the party of the second part, his successor and assigns, in the ownership of the land hereby conveyed, and by the parties of the first part, their successors and assigns, in the ownership of the .31 acre parcel of land."

The right-of-way so described constitutes an easement that burdens the property hereby conveyed.

The said Kermit Ballard died testate December 7, 1985, and by his will, which is now of record in the Office of the Clerk aforesaid in Will Book P, at page 341, he devised his property to his widow, Lena Frances Ballard. The said Lena Frances Ballard died testate April 3, 1995, and by her will, which is now of record in the Office of the Clerk aforesaid in Will Book X, at page 428, she devised all her property to her three (3) children, Jo Ann Jaynes, Barry J. Ballard, and Beverly K. Ballard. The said Barry J. Ballard predeceased both parents. By the provisions of §41-3-3 of the West Virginia Code the interest in property devised to Barry J. Ballard passed to his heirs. Barry J. Ballard left no heirs other than his mother, father, and the parties of the first part, his sisters. As hereinbefore indicated, this conveyance to the parties of the second part is a conveyance to them with

survivorship and as joint tenants and not as tenants in common, so that upon the death of the first of the second parties to die, the entire, absolute and unconditional title to the land hereby conveyed shall survive to and be vested in the survivor of the second parties.

This deed is hereby made expressly subject to all prior reservations, restrictions, exceptions and conditions contained in former conveyances in the chain of title as if the same were specifically set out herein.

DECLARATION OF CONSIDERATION OR VALUE

Under the penalties of fine and imprisonment as provided by law, we hereby declare the total consideration paid or to be paid for the property conveyed by the document to which this declaration is appended is Fifty-Six Thousand and 00/100 Dollars (\$ 56,000.⁰⁰).

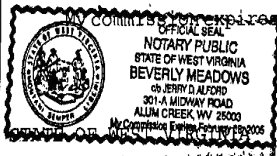
WITNESS the following signatures and seals:

Jo Ann Jaynes (SEAL)
JO ANN JAYNES
Beverly Ballard Chandler (SEAL)
BEVERLY BALLARD CHANDLER

STATE OF WEST VIRGINIA
Lincoln
COUNTY OF ~~BOONE~~, to-wit:

I, Beverly Meadows, a Notary Public in and for said county, do hereby certify that JO ANN JAYNES, whose name is signed to the writing above and hereto annexed, bearing date the 16th day of November, 1998, has this day acknowledged the same before me in my said county.

Given under my hand this 20th day of November, 1998.



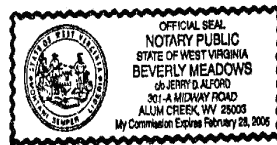
2-28-2005
Beverly Meadows
 NOTARY PUBLIC

COUNTY OF LINCOLN, to-wit:

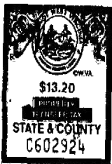
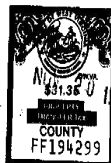
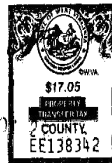
I, Beverly Meadows, a Notary Public in and for said county, do hereby certify that BEVERLY BALLARD CHANDLER, whose name is signed to the writing above and hereto annexed, bearing date the 16th day of November, 1998, has this day acknowledged the same before me in my said county.

Given under my hand this 20th day of November, 1998.

My commission expires 2-28-2005



Beverly Meadows
 NOTARY PUBLIC



STATE OF WEST VIRGINIA, BOONE COUNTY COMMISSION CLERK'S OFFICE

The foregoing writing together with the annexed certificate

being duly stamped county \$ 123.10 State \$ 123.10, was

This 20 day of Nov, 1998 at 12:45 o'clock

S.M. was admitted to record in my said office

Teste [Signature] Deputy

40107 Fee \$ 4.00

This instrument was prepared by Timothy R. Conaway, Attorney at Law, 63 Avenue B, Madison, West Virginia 25130.