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Space Above This Line for Recorder's Use

## KENTUCKY SPECIAL WARRANTY DEED

This special warranty deed is made on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_, residing at  
\_\_\_\_\_, County of \_\_\_\_\_, City of  
\_\_\_\_\_, State of \_\_\_\_\_ (hereinafter known as the "Grantor(s)"), to  
\_\_\_\_\_, residing at \_\_\_\_\_,  
County of \_\_\_\_\_, City of \_\_\_\_\_, State of \_\_\_\_\_  
(hereinafter known as the "Grantee(s)");

Grantor, in consideration of the sum of \_\_\_\_\_  
(\$\_\_\_\_\_) the receipt of which is acknowledged, hereby sells, grants, and  
conveys to grantee, and grantee's heirs and assigns, the following described property,  
lying and being in County of \_\_\_\_\_, Kentucky, and bounded thus:

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**[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]**



The described property was acquired by grantor from \_\_\_\_\_  
(the Previous Owner) by a conveyance dated \_\_\_\_\_  
(the date of Previous Deed), and recorded in book \_\_\_\_\_,  
page \_\_\_\_\_, in the office of the clerk of \_\_\_\_\_ County.

**To have and to hold the same**, with all of the appurtenances on it, to grantee and grantee's heirs and assigns forever. Grantor covenants that grantor will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
City, State & Zip

**In Witness Whereof,**

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
City, State & Zip



STATE OF KENTUCKY)

COUNTY OF \_\_\_\_\_)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

This document was prepared by:

Name of Drafter:

\_\_\_\_\_

Address of Drafter:

\_\_\_\_\_

