

# Introduction to Kentucky Land Records

Valerie Edgeworth  
Continuing Education Consultant  
Kentucky Dept. for  
Libraries and Archives



# Land Resources



Kentucky.gov Agencies Services Secretary of State Search

Secretary of State / Administration / Land Office

## Kentucky Land Office

The Secretary of State's office is the place to start when researching Kentucky land acquisitions and seeking information about Kentucky's cities and counties.

In Kentucky, land is allocated via the patenting process. The Kentucky Secretary of State's office is the repository for all records pertaining to patents issued within the Kentucky boundary, including those issued by the state of Virginia prior to Kentucky's statehood in 1792. This website contains searchable databases and information regarding [military warrants](#) issued for service in the French and Indian War, Lord Dunmore's War and the Revolutionary War; [non-military warrants](#) and the resulting patents and a number of other databases.

You can also find on this website information about [Kentucky cities](#), including filings since 1942, classification, incorporation date, and status.

For additional information about Kentucky land records and related topics, please visit the Land Office's [Online Resources](#) page, which houses materials that will aid researchers in their study of the Kentucky land patenting process and Land Office databases.

If you would like to obtain copies of records maintained by the Land Office, please [print](#) and return or submit [online](#) a Land Office Order Form. Prepayment is not required; an invoice will be included when your order is returned to you.

The Land Office would love to hear from you. Please feel free to contact us about your research:

- phone: (502) 564-3490
- email
- mail: Office of the Secretary of State  
Land Office  
700 Capital Ave., Ste. 80  
Frankfort, KY 40601

The Office of the Secretary of State is open Monday through Friday, 8:00 a.m. to 4:30 p.m., ET.

### City Reclassification

Pursuant to the Municipal Reclassification Reform Act, House Bill 331 (Regular Session 2014), codified at KRS 81.005, cities **must** file written notice of reclassification with the Office of Secretary of State **before January 1, 2015**. Any city that fails to comply with the filing requirement will be barred from receiving state moneys until the [notice of reclassification](#) is submitted.

Please complete the form and return it **before January 1, 2015**, to:

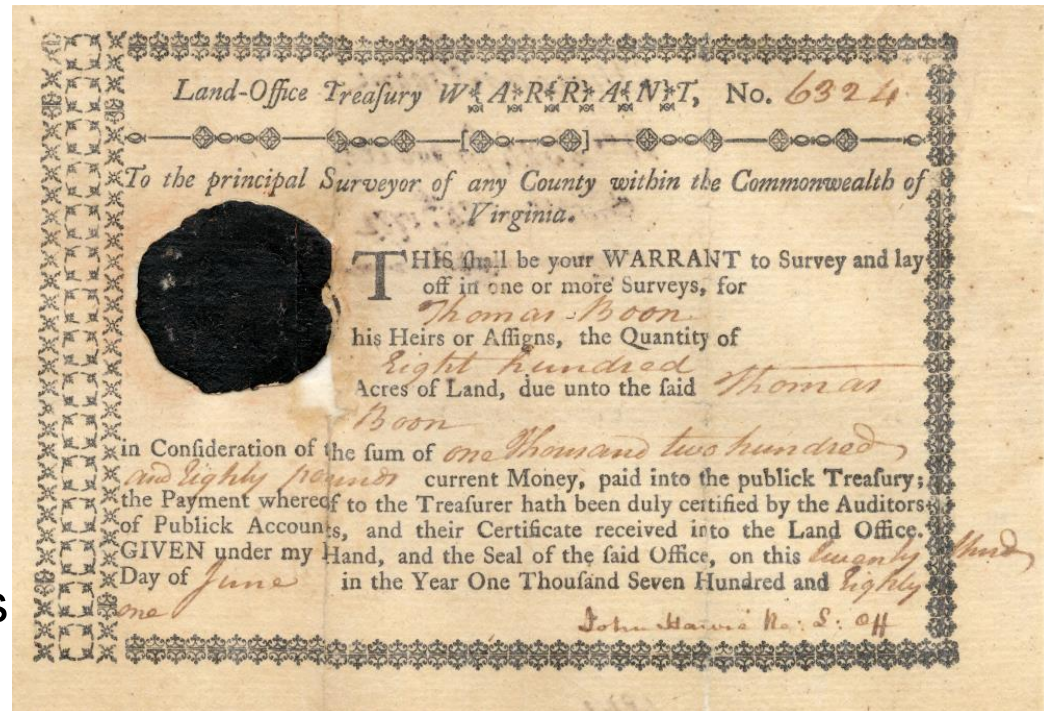
Office of the Secretary of State  
Attn: Kandie Adkinson  
700 Capital Ave., State Capitol, Ste. 152  
Frankfort, KY 40601  
[✉ kandie.adkinson@ky.gov](mailto:kandie.adkinson@ky.gov)  
Fax: (502) 564-5687



- The Kentucky Land Grants: a systematic index to all of the land grants recorded in the State Land Office in Frankfort, KY by Willard Rouse Jillson
- Available on [Ancestry.com](https://www.ancestry.com)

# Land Patenting Process

- Warrant(s)
  - Authorize surveys to be made
- Entries
  - Reserves land for patenting
- Survey
  - Actual field survey describing metes and bounds
- Governor's Grant
  - Finalize patent and conveys title to the individual



# Warrants

- Identify how much land to survey
- The reason for the warrant's issuance
- Date of issuance
- Name of warrant purchaser or recipient
- Do not identify land location
- Could be sold, traded, or reassigned
  - in whole or part
- Various types of warrants
  - Preemption
  - Treasury
  - Settlement
  - Finding of Salt
  - Making of Roads

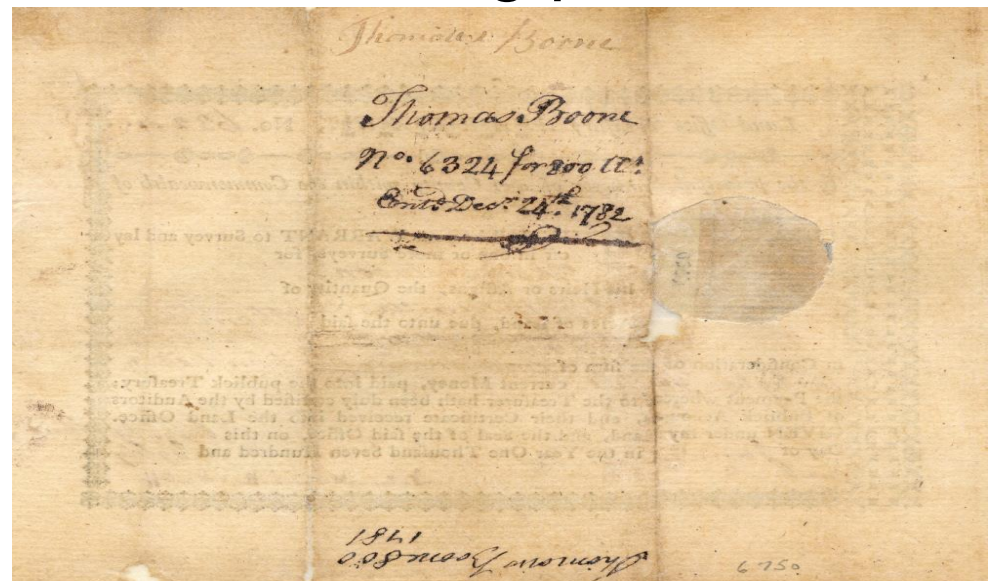
# Entries

- Filing is made in County Surveyor's Entry Book
  - Reserves the land for patenting
- Notations may list the following
  - Date of Entry
  - Name of the person
  - Type of warrant used
  - Location of the land to be surveyed
    - Including closest watercourse, if known
- Protected applicants claims until surveyors plotted the tract



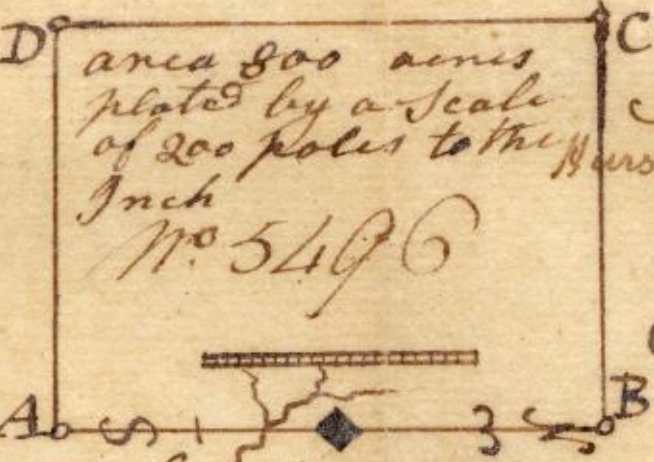
# Surveys

- Survey certificate includes
  - Plat drawing
  - Description of the property
- Surveys could be
  - Sold
  - Traded
  - Reassigned
- Check the back of the survey document for possible assignments
- Depict the tract of land being patented





February the 15 1788.



Surveyed for Thomas Boone's  
 800 acres of Land by virtue of  
 a treasury warrant No 6324 Duly  
 Entered the 22<sup>nd</sup> Decem 1782 Situate Lying and  
 being in the County of Fayette

about 5 Miles nearly West from the upper blue  
 Lick at an old Camp made by Daniel and Edward  
 Boone and bounded as follows vizt beginning at A  
 a buckeye and hackberry thence North 400 poles Cros  
 ing a branch to B a Walnut ash and Sugar tree thence  
 West 320 poles to C a Sugar tree and Linn thence  
 South 400 poles to D a buckeye and White ash thence  
 Este 320 poles to the beginning

Samuel Boone and }  
 Daniel Morgan Boone } Chormen Daniel Boone

SURVEY 6750

The Marshall S. Co

# Surveying Measurements

<b>1 pole or rod</b>	<b>=</b>	<b>16.5 feet or 25 links</b>
<b>1 link</b>	<b>=</b>	<b>0.66 feet or 7.92 inches</b>
<b>1 chain</b>	<b>=</b>	<b>100 links, 4 rods, or 66 feet</b>
<b>80 chains</b>	<b>=</b>	<b>1 miles, 320 rods, 1760 yards, or 5280 feet</b>
<b>1 acre</b>	<b>=</b>	<b>10 sq. chains, 160 sq. rods, 4840 sq. yard, or 43,560 sq. feet</b>
<b>1 square mile</b>	<b>=</b>	<b>1 section of land or 640 acres</b>
<b>Township</b>	<b>=</b>	<b>36 sq. miles (36 mile sq. sections)</b>





# Grants

- Issuance of the governor's grant finalizes the land patenting transaction
- Includes the following
  - Names
  - Previous assigns
  - Type of warrant used
  - Warrant number
  - Date of Survey
  - Exact location
  - Grant date
  - Governor's name

✓ GRANT BK 14

1795-1800

Saml Boone  
300 Acre  
Fayette

Deverley Randolph Esquire Governor of the Commonwealth of Virginia  
To all to whom these presents shall come greeting. Know ye that by virtue and in  
Consideration of a Land Office Treasury Warrant & Number 324. Passed the  
23rd day of June 1791. There is granted by the said Commonwealth unto Samuel  
Boone. Heir at Law of Thomas Boone dec'd, a certain tract or parcel of Land  
Containing Eight hundred Acre by Survey bearing date the 15th day of February  
1786, lying and being in the County of Fayette, about five miles nearly West  
from the upper Blue Lick, at an old Camp made by Daniel and Edward  
Boone, and bounded as followeth, To wit, Beginning at a birch log and hickory  
tree North four hundred poles crossing at 3 o'clock to a walnut, oak and Sugar tree  
thence West three hundred and twenty poles to a Sugar tree and Aspen, thence  
South four hundred poles to a birch log and white oak, thence East three hundred  
and twenty poles to the beginning, with its Appurtenances. To have and to hold the  
said tract or parcel of land with its Appurtenances, to the said Samuel Boone and  
his Heirs forever. In witness whereof the said Deverley Randolph Esquire Governor  
of the Commonwealth of Virginia hath hereunto set his hand and caused the Seal  
of the said Commonwealth to be affixed at Richmond on the twenty first  
day of October in the year of our Lord one thousand seven hundred and eighty  
nine and of the Commonwealth the fourteenth.

# 6750

Deverley Randolph

# KY Land Patent Series

- Virginia Series
  - Grants issued prior to 1792
- Old Kentucky Series
  - Grants issued from 1792-1815
- South of Green River
  - Grants issued from 1795 forward
- Tellico Series
  - Grants in southeast Kentucky
- Kentucky Land Warrant Series
  - Grants from 1815 forward
- South of Walkers Line Series
  - Grants from 1820 forward
- West of Tennessee River Military Series
  - Grants from 1821 to 1828
- West of Tennessee River Series
  - Grants from 1822-1900
- County Court Order Series
  - Grants from 1835 to present date

# Key Points to Remember\*



\*Handout will be available for download at the end of the presentation.

# Kentucky Deed Records

- Document residence
- Migration
- Heirs
- Neighbors
- Financial Status
- Relationship / Marriage
- Could be filed in any court of record
  - Including the Supreme Court of the District of Kentucky (prior to 1792)
  - Court of Appeals
  - Court of Quarter Sessions
  - District Courts
  - Circuit Courts
  - County Courts



# Unique Filing System

- Indexes
  - Check both grantor and grantee (\*grantee pay the fee)
  - H for Heirs of .....
  - S for Settlement of .....
  - W for Will of .....
  - C for Commissioner .....
- Check both First and Last Names
  - Especially if the first name is also a surname

# Holding and Transmitting Title without a Deed

- Owning land by virtue of a land grant
  - Not necessary to also hold a deed
  - Grant was in place of the deed
- Land by Will
  - Not necessary when land was sold, given, or devised via a will to a Son, Daughter, or Spouse
  - Heirs kept the property, ownership could be retained for generations without having a deed made

# Deeds of Partition and Commissioners Deeds

- Estate needs to be settled or partitioned among heirs
- May be contained in a separate deed book
- Tax records may be helpful
- Commissioners appointed by the court
- C for Commissioner .....

# Availability of Deed Records

- By County
- Indexed by both Grantor and Grantee
- <http://kdla.ky.gov/researchers/Pages/courhousedisasters.aspx>



Kentucky Department for Libraries and Archives

Librarians ▾ Archivists ▾ Researchers ▾ State Employees ▾ Records Management ▾

### County Courthouse Disasters in Kentucky

County Name	County Founding Date	(Approximate) Years Of Courthouse Disasters
Adair County	1802	
Allen County	1815	1902
Anderson County	1827	1859, 1915
Ballard County	1842	1880
Barren County	1799	
Bath County	1811	1864
Bell County	1867	1914, 1918, 1944, 1976
Boone County	1799	1880s
Bourbon County	1786	1872, 1901

- Home
- KDLA Catalog
- e-Archives
- Ask a Librarian
- Public Library Directory
- Kentucky Library Job List
- Records Retention Schedules
- Kentucky Talking Book Library

Archives Research Room Hours:  
Open to the public, Monday - Friday  
9:00 am - 4:00 pm ET;

# Any Questions

To download the PDF:

- In the Files box, click the PDF
- “Download File(s)”
- In the pop-up window:
  - “Click to Download”
  - “Save”
  - Choose where to save file
  - “Save”

Contact us!

[kdla.certification@ky.gov](mailto:kdla.certification@ky.gov)



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