

WARRANTY DEED OF GIFT

For and in consideration of the sum of \$1.00 to mecash paid and the love and affection I bear for the Grantees herein, being my daughter and her husband, I, Andrew Saulsbery, a widower, do hereby convey and warrant unto my said daughter, JoElla Adams and her husband, Peter Adams, as tenants by the entirety, with the right of survivorship (not as tenants in common), the lands situated in DeSoto County, Mississippi, and described as follows, to-wit:

1.012 acres, situated in the East Half of the Northeast Quarter of Section Twenty (20), Township One (1) South, Range Seven (7) West, and more particularly described by metes and bounds, as follows, to-wit:

Commencing at the Northeast corner of said Section 20, being the intersection of the center line of State Line Road and the center line of Tchulahoma Road; thence South 0 degrees 50 minutes West along the East line of said Section, being the center line of Tchulahoma Road, 784.70 feet to a point; thence North 89 degrees 29 minutes 30 seconds West along the South line of a 50 foot strip dedicated for a road, 369.43 feet to a point, BEING THE POINT OF BEGINNING OF THE LANDS HEREBY CONVEYED; thence North 89 degrees 29 minutes 30 seconds West along the South line of said 50 foot strip dedicated for a road, 327.50 feet to a point; thence South 2 degrees 01 minutes 10 seconds West 134.58 feet to a point; thence South 89 degrees 29 minutes 30 seconds East 326.44 feet to a point; thence North 2 degrees 28 minutes 13 seconds East 134.58 feet to the point of beginning, and containing 1.012 acres, as shown by survey plat and certificate of Tom King, Land Surveyor, dated February 20, 1976.

This conveyance and Grantor's warranty of title is made subject to the reservation of one-half of all minerals as reserved by F. C. Holmes, in deed dated December 31, 1941, and of record in Book 28, Page 555 of the Deed Records of said County, to any existing easements for public utilities, and to Zoning, Subdivision, and Building Regulations of DeSoto County, Mississippi.

Complete possession to said lands is to be granted upon delivery of this deed, and Grantor is to pay all 1976 taxes against said lands under his warranty of title.

Witness my signature, this the 5th day of March, 1976.

Andrew Saulsbery
Andrew Saulsbery

State of Mississippi,
County of DeSoto.

This day personally appeared before me, the undersigned authority in and for said County and State, Andrew Saulsbery, a widower, Grantor in the foregoing deed, who acknowledged that he signed and delivered said deed upon the day and year of its date and for the purposes and considerations therein expressed.

Given under my hand and seal of office, this the 5th day of March, 1976.



Notary Public, State of Mississippi, expires January 7, 1980.

W. H. ...
Chancery Court Clerk
D. DeLoe Woolfolk, D.C.

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 30 minutes A.M. 5 day of March 1976, and that the same has been recorded in Book 123 Page 320 records of WARRANTY DEED

2.50

Given under my hand and seal this the 5 day of March 1976
H. R. Ferguson
CLERK