

562

SHAMROCK ESTATES, INC.
Grantor
TO
EFFIE M. FOTI
Grantees

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, SHAMROCK ESTATES, INC. does hereby sell, convey and warrant unto EFFIE M. FOTI as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DESOTO County, Mississippi, more particularly described as follows, to-wit:
LOT 10, SECTION B, SHAMROCK ESTATES SUBDIVISION, LOCATED IN SECTION 16, TOWNSHIP 2 S., RANGE 5 W., DESOTO COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED ON PLAT RECORDED IN PLAT BOOK 13, PAGE 26-30, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO, MISSISSIPPI.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DESOTO County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision.

Possession is to be given upon delivery of the Deed.

Taxes for the year 1980 are to be paid by the Grantees.

WITNESS the signature of the corporation by its duly authorized officers this the 11 Day of DECEMBER, 1980.

SHAMROCK ESTATES, INC.

By: Frank Foti
Frank Foti, President

ATTEST:

Robert E. Powell
Robert E. Powell, Secretary

STATE OF MISSISSIPPI
COUNTY OF Shelby

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named Frank Foti and Robert E. Powell, President and Secretary, respectively, of Shamrock Estates, Inc., who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed of said corporation after first being duly authorized so to do.

GIVEN under my hand and official seal of office this the 11 day of Dec, 1980.

John S. Nichols
NOTARY PUBLIC

My commission expires:
MY COMMISSION EXPIRES NOVEMBER 7, 1981



STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 20'clock 45 minutes P.M. 11 day of Dec 1980, and that the same has been recorded in Book 151 Page 562 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 11 day of December 1980.
CLERK