JAMES F. BENNETT, JR., ET UX, GRANTORS)
)
)
)
TO) WARRANTY DEED
)
)
)
FRED P. SHAWALUK, GRANTEE)

For and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, we, James F. Bennett, Jr. and wife, Ann A. Bennett, do hereby sell, convey and warrant to Fred P. Shawaluk, a single person, the land in DeSoto County, Mississippi described as follows, to-wit:

> Lot 23, Woodland Lake Subdivision in Section 18, Township 3 South, Range 9 West, a subdivision as shown of record in Plat Book 1, Pages 15A, 15B and 15C in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; rights of way and easements for public roads and public utilities; the restrictive covenants of said subdivision; reservation of 1/2 all minerals, including gas and oil, of record in Deed Book 44, page 107; easement to Coahoma Electric Power Association of record in Deed Book 37, pages 429, 430 and 433 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession will be given on delivery of this deed with taxes for 1981 to be prorated.

Witness our signatures this the 23rd day of January, 1981.

James F. Bennett, Jr.
James F. Bennett, Jr.

Ann A. Bennett
Ann A. Bennett

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and state, the within named James F. Bennett, Jr. and wife, Ann A. Bennett 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 and for the purposes therein expressed.

Given under my hand andofficial seal of office this the 23rd day of January, 1981.

Notary Public

My Commission Expires:
5-1-81

Bennett
7830 Dogwood Rd.
Germantown, Tn. 38138

Schawaluk
2540 First Lakeview Cove
Hernando, Mississippi 38632

STATE OF MISSISSIPPI, DESOTO COUNTY
I certify that the within instrument was filed for record at 4 o'clock 15 minutes P.M. 23 day of Jan. 1981, and that the same has been recorded in Book 152 Page 325 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 26 day of January 1981.
Fee $2.50 pd. SEAL CLERK