

ISABELL ANDERSON, Being One and the Same Person as Isia Bell Anderson, Individually and as Executrix of the Estate of James Robert Sloan, Deceased, and as Guardian of the Person and Estate of Ricky Bernard Anderson, a Minor, and Earnest Terrell Anderson, a Minor,

Grantors

TO

WARRANTY DEED

CLARK RHODES,

Grantee

BY VIRTUE of the authority conferred in me, Executrix of the Estate of James Robert Sloan, deceased, by a Decree of the Chancery Court of DeSoto County, Mississippi, rendered on the 3rd day of April, 1981, in Cause Number 79-170 and recorded in Chancery Minute Book 65, Page 245, in the Office of the Chancery Clerk of DeSoto County, Mississippi, ratifying, affirming and approving a sales contract made on the 2nd day of March, 1981, and by authority conferred in me, guardian of the person and estate of Earnest Terrell Anderson, a minor, by a Decree of the Chancery Court of DeSoto County, Mississippi, rendered on the 1st day of April, 1981, in Cause Number 81-3-211, and recorded in Chancery Minute Book 65, Page 247, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, and by the authority conferred in me as guardian of the person and estate of Ricky Bernard Anderson, a minor, by a Decree of the Chancery Court of DeSoto County, Mississippi, rendered on the 1st day of April, 1981, and recorded in Chancery Minute Book 65, Page 239 of the Office of the Chancery Clerk of DeSoto County, Mississippi, I, Isabell Anderson, being one and the same person as Isia Bell Anderson, individually and as Executrix of the estate of James Robert Sloan, deceased, and as legal guardian of the person and estate of Earnest Terrell Anderson, a minor, and Ricky Bernard Anderson, a minor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, do hereby sell, convey and warrant unto

Clark Rhodes, Grantee, the land lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

A 40 acre tract as part of the Southeast Quarter of Section 22; Township 3 South; Range 9 West; DeSoto County, Mississippi.

Beginning at the southeast corner of the southeast quarter of Section 22; Township 3 South; Range 9 West; thence north 1330 feet along the east line of Section 22 to the southeast corner of the Sloan tract and being the point of beginning of the following tract; thence south 86° 07' west 1320 feet along the south line of the Sloan tract to a point; thence south 86° 09' west 1320.82 feet along the south line of the Sloan tract to a point in the west line of the south east quarter of Section 22; thence north 4° 05' west 660 feet along the half section line to a point; thence north 86° 08' east 2640 feet to a point in the east line of Section 22; thence south 4° 05' east 660 feet to the point of beginning and containing 40 acres more or less. All bearings are magnetic.

By way of explanation, this is the south one-half of the north one-half of the southeast quarter of Section 22, Township 3, Range 9, located in DeSoto County, Mississippi, consisting of forty (40) acres, more or less, and commonly known and referred to as the forty-acre tract out of the James Robert Sloan estate.

The warranty in this Deed is subject to right-of-way and easements, public roads, public utilities and drainage, together with any restrictive covenants, easements and mineral rights of record affecting said property. Taxes for the current year are to be prorated.

WITNESS the signature of Isabell Anderson, being one and the same person as Isia Bell Anderson, individually and as the Executrix of the estate of James Robert Sloan, deceased, and as guardian of the person and estate of Earnest Terrell Anderson, a minor, and Ricky Bernard Anderson, a minor, this the 9th day of April, 1981.

Isabell Anderson
ISABELL ANDERSON, Being One and the Same Person as Isia Bell Anderson, Individually

Isabell Anderson

ISABELL ANDERSON, Being One and the Same Person as Isia Bell Anderson, Executrix of the Estate of James Robert Sloan, Deceased

Isabell Anderson

ISABELL ANDERSON, Being One and the Same Person as Isia Bell Anderson, Guardian of the Person and Estate of Earnest Terrell Anderson, A Minor

Isabell Anderson

ISABELL ANDERSON, Being One and the Same Person as Isia Bell Anderson, Guardian of the Person and Estate of Ricky Bernard Anderson, A Minor

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 Isabell Anderson, being one and the same person as Isia Bell Anderson, individually and Isabell Anderson, being one and the same person as Isia Bell Anderson, Executrix of the estate of James Robert Sloan, deceased, and Isabell Anderson, being one and the same person as Isia Bell Anderson, as guardian of the person and estate of Earnest Terrell Anderson, a minor, and Isabell Anderson, being one and the same person as Isia Bell Anderson, guardian of the person and estate of Ricky Bernard Anderson, a minor, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day mentioned as their free act and deed, after first being duly authorized so to do and for the purposes therein expressed.

GIVEN UNDER my hand and official seal, this the 9th day of April, 1981.

David A. Gustafson
NOTARY PUBLIC

My Commission Expires:

18 January 1982

Grantor's Address: 3544 Baldwin Road, Rt. 1
Hernando, Mississippi 38632

Grantee's Address: 4251 Buxtonia
Hernando, Mississippi 38632

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 15 minutes A.M. 10 day of April 1981, and that the same has been recorded in Book 153 Page 358 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 19 day of April 1981.

Fee 4.50 pd.

H. M. [Signature] Clerk