

WARRANTY DEED

JAMES LARRY SWINFORD, ET UX
Grantors

To

DENNIS L. MILLS, ET UX
Grantees

FOR AN IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, We, the undersigned Grantors, JAMES LARRY SWINFORD and wife, CAROLYN JEAN SWINFORD, do hereby sell, convey and warranty unto the above Grantees, DENNIS L. MILLS and wife, SHELBY JEAN MILLS, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 125, Section A, in Brook Hollow Subdivision, on Section 24, Township 1 South, Range 8 West, as shown by the plat recorded in Plat Book 7, Page 8, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust executed by James Larry Swinford, et ux, in favor of National Mortgage Company, filed for record December 18, 1970, and recorded in Book 123, Page 224, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to The Philadelphia Saving Fund Society, recorded in April 16, 1971, and recorded in Book 127, Page 163, in said Clerk's office, which secures an indebtedness in the current principal amount of \$14,190.21, and Grantees take subject to said loan.

Grantors hereby authorize the transfer of this loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds not held by National Mortgage Company in connection with loan made by same on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants and easements of record.

The Grantees herein by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1983.

WITNESS the signature of the Grantors this the 24th day of May, 1983.

James Larry Swinford
James Larry Swinford

Carolyn Jean Swinford
Carolyn Jean Swinford

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named James Larry Swinford and Carolyn Jean Swinford, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 24th day of May, 1983.

Walter C. Huggins
Notary Public



My Commission expires:
November 28, 1983

Grantors' Address: 2815 Plum Point Road, Olive Branch, MS 38654

Grantees' Address: 8254 Cedarbrook, Southaven, MS 38671

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 1 o'clock 10 minutes P.M. 24 day of May 1983, and that the same has been recorded in Book 64 Page 709 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 25th day of May 1983.
Fees \$2.50 pd. *H. M. Ferguson* CLERK