

LELIA BALFOUR,  
5718 Belmont Rd.  
Hernando, MS 38632

Grantor

To

DARRELL L. PHILLIPS, ET UX,  
467 Slocum Road  
Hernando, MS 38632

Grantees

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, I, LELIA BALFOUR, a widow, do hereby grant, bargain, sell, convey and warrant unto DARRELL L. PHILLIPS and wife, ZANA L. PHILLIPS, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

2.0 acres, more or less, in the South Half of Section 31, Township 3, Range 7 West, more particularly described as beginning at a point 1267.0 feet east and 872.0 feet south of the center point of Section 31, which point is on the west right of way of Illinois Central Gulf Railroad, thence South 83° 27' West 1893.2 feet to centerline of Belmont Road being the point of beginning of the herein described 2.0 acres, more or less; thence South 11° 35' East 234.8 feet along the center line of said road to a point; thence North 83° 27' East 400.0 feet to a point being the southwest corner of the Darrell L. Phillips, et ux lands described in that certain deed of date December 10, 1980, and recorded in Deed Book 151, page 539 of the deed records of DeSoto County, Mississippi; thence North 14° 17' West 234.8 feet to a point; thence South 83° 27' West 400.0 feet to the point of beginning. This being all the land owned by the Grantor herein in Section 31, Township 3, Range 7 West, DeSoto County, Mississippi, and this deed also removes the right of ingress and egress heretofore referred to from the record.

The Grantor herein is a widow, her husband, D.P. Balfour, the other record owner died September 25, 1983.

The above described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations in effect in DeSoto County, Mississippi.

Taxes for the year 1983 will be paid by the Grantor. Taxes for all future years will be paid by the Grantees. Possession is given with the delivery of this deed.

WITNESS my signature, this the 19th day of October, 1983.

Lelia Balfour  
Lelia Balfour

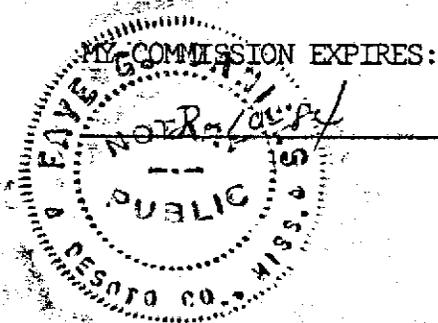
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, the within named LELIA BALFOUR, a widow, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 19th day of October, 1983.

Lyle G. Daniels  
Notary Public

MY COMMISSION EXPIRES:



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock 30 minutes A.M. 20 day of Oct. 1983, and that the same has been recorded in Book 1167 Page 259 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 25 day of Oct. 1983.

Fee \$ 3.50

L. H. Ferguson CLERK