

SIDNEY L. SNOW AND
WIFE, JANICE J. SNOW

203.
GRANTORS

TO

WARRANTY DEED

JANICE CHERYL JONES, FORMERLY KNOWN AS
JANICE CHERYL JONES SNOW, AND NORMA C. JONES

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, SIDNEY L SNOW and wife, JANICE J. SNOW, do hereby sell, convey and warrant unto JANICE CHERYL JONES, formerly known as Janice Cheryl Jones Snow, and NORMA C. JONES, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, and described as follows, to-wit:

5.39 acres situated in Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi, being more particularly described as COMMENCING at an iron bolt recognized as the northwest corner of the southeast quarter of Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence South $00^{\circ} 49' 29''$ East 275.00 feet along the West line of said quarter to an iron pin being the northwest corner and the point of beginning of the described tract; thence North $89^{\circ} 53' 52''$ East 425.00 feet to an iron pin; thence South $00^{\circ} 49' 29''$ East 490.83 feet to an iron pin; thence South $73^{\circ} 44' 06''$ West 440.88 feet to an iron pin; thence North $00^{\circ} 40' 29''$ West 613.57 feet along the west line of said quarter to an iron pin being the point of beginning, containing 5.39 acres, more or less. All bearings are being referenced to true north.

There is further transfer by this Deed a 40 foot right of way of ingress or egress to subject property extending from Dunn Lane northwardly and across the property formerly owned by J. W. Metts, said J. W. Metts, et ux having granted a 40 foot right of way for ingress and egress in Deed from Hayden K. Criswell to Charles Thomas Dunlap, et ux as recorded in Deed Book 84, Page 676, Land Deed Records, DeSoto County, Mississippi. Then the said Charles THOMAS Dunlap and wife, Judy L. Dunlap having executed a Deed along with Hayden Criswell and wife, Irene P. Criswell to Steven A. Vanderburg and wife, Joan A. Vanderburg dated October 8, 1975 recorded in Deed Book 121, Page 297, Chancery Clerk's Office, DeSoto County, Mississippi. Grantor herein by this Deed does hereby transfer all their right, title and interest in and to said right of ingress and egress as described herein with the express provision that this shall be a non-exclusive grant of ingress and egress with the same being subject to use by Steven A. Vanderburg, et ux or their successors in title to their property and subject to use by Charles Thomas Dunlap, and Grantors further do transfer all their right title and interest in and to the Grantees herein 40 foot easement for ingress and egress extending from Southeast corner of the 6.91 acre tract previously conveyed to Murrell Haase recorded in Deed Book 136, Page 424, to subject property same being

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shown on survey plat of Ronald R. Williams dated October 1, 1974, said easement being 40 foot in width and extending along the South line of the said Haase 6.91 acre tract 769.69 feet in a westerly direction.

Taxes for the year 1983 are to be pro-rated. Possession to be given upon delivery of Deed.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads and public utilities.

Witness my signature, this the 10th day of December, 1983.

Sidney L. Snow
SIDNEY L. SNOW

Janice J. Snow
JANICE J. SNOW

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named SIDNEY I. SNOW and wife, JANICE J. SNOW, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and for the purposes therein expressed.

Given under my hand and official seal of office, this the 10th day of December, 1983.

Deborah J. Johns
NOTARY PUBLIC

(S E A L)
My Commission Expires:

2-8-86

Grantors' Address: 8720 Dunn Lane, Olive Branch, Miss. 38654

Grantees' Address: 7828 Dunn Lane, Olive Branch, Miss. 38654

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 25 minutes A.M. 15 day of Dec. 1983, and that the same has been recorded in Book 68 Page 203 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 20 day of December 1983.
H. H. Ferguson CLERK