

ETHEL F. HESSELBEIN, )  
 )  
GRANTOR )

TO: WARRANTY DEED

JOE D. SANDERS and wife, )  
WANDA SANDERS, )  
 )  
GRANTEES )

FOR AND 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, ETHEL F. HESSELBEIN, Grantor herein, do hereby sell, convey and warrant unto JOE D. SANDERS and wife, WANDA SANDERS, Grantees herein, as tenants by the entirety 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 situated in Section 20, Township 1, Range 6 West, DeSoto County, Mississippi, and being part of Lot 5 as shown by decree of the Chancery Court in DeSoto County, Mississippi, and Cause No. 6947 styled Mrs. Lula Jobe, et al. vs. ex parte and decree being a record in Minute Book 18, Page 197, of the minutes of said Court, and said property being more particularly described as the North part of tract 1 as described in Deed from Leon R. Turpin et ux to Clifford Hatley et ux as shown on record in Deed Book 91, Page 607, and being more particularly described as beginning at a stake in the Northeast right of way line of U.S. Highway 78 and the Southwest corner of said Lot 5 as noted above; thence Southeast along the right of way line of said Highway 350 feet to a stake, which stake is Southwest corner of the 2 acre tract conveyed to Henry S. Wilder et ux shown on record in Deed Book 35, Page 159; thence from said point run Northeast along the South line of the Wilder lot 297 feet to a point; thence Southeast parallel to right of way of said Highway a distance of 100 feet to a stake; thence Southwesterly 275 feet to a stake in the right of way line of said Highway; thence Northwesterly along said Highway 100 feet to the point of beginning. And being further described as all of the property owned by the said Leon R. Turpin et ux in said section, and intending to convey Tract 1 as described in Deed from Louie L. Ward et ux to Leon Richard Turpin et ux recorded in Deed Book 71, Page 121, less and except part of said tract conveyed to Clifford Hatley et ux as shown on record in Deed Book 91, Page 607. And being the same property conveyed to Harold Brasel and wife, Garmelia Brasel, by Warranty Deed dated May 21, 1973, and recorded in Deed Book 104, at Page 411.

Additional consideration for this transfer is the Grantees' assumption of that certain Deed of Trust to Harold Brasel, et ux, dated July 9, 1980, and recorded in Trust Deed Book 261, Page 235, in the Office of the Chancery Clerk of DeSoto County, Mississippi; Grantees also take subject to that certain Deed of Trust to Leon R. Turpin, et ux, dated May 21, 1973, and recorded in Trust Deed Book 159, Page 410, in the office of the Chancery Clerk of DeSoto County, Mississippi, with the same right of performance set out in the Warranty Deed from Harold Wade Brasel, et ux, to Jack M. Hesselbein, et ux, dated July 9, 1980, and recorded in Warranty Deed Book 148, Page 265, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of further explanation, Ethel F. Hesselbein acquired title to this property as surviving tenant by the entirety on the death of Jack M. Hesselbein, April 14, 1984, the estate of Jack M. Hesselbein having no interest in said property as established by Order of the Chancery Court of DeSoto County, Mississippi, Cause No. 84-6-438.

This conveyance is subject to zoning, subdivision and building regulations, restrictive covenants and other subdivision declarations, and all 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 1984.

WITNESS THE SIGNATURE of the Grantor this the 2 day of July, 1984.

Ethel F. Hesselbein  
ETHEL F. HESSELBEIN, Grantor

STATE OF Mississippi  
COUNTY OF Hilly

PERSONALLY APPEARED BEFORE ME, the undersigned authority at law, in and for the jurisdiction aforesaid; the within named ETHEL F. HESSELBEIN, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned and for the purposes therein expressed.

GIVEN UNDER MY HAND and seal of office this 2 day of July, 1984.

Michael L. Sells  
NOTARY PUBLIC



My Commission Expires:  
10/29/86

Grantor: 15718 E. Latimer Place, Tulsa, Oklahoma 74116  
Grantees: 7616 Highway 78, Olive Branch, MS 38654

Filed @ 11:07 AM, July 5, 1984  
Recorded in Book 172 Page 248  
H. G. Ferguson, Clerk