

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of July, 1984, by and between Patsy Sinquefield, Barbara Brown, Frank L. Bowen, Jr. and Marie Pilphot, legatees under the Will of Frank L. Bowen, Sr., deceased, of record in Will Book 15, Page 339, in the Office of the Chancery Clerk of DeSoto County, Mississippi, hereinafter called Grantor.

and Frank L. Bowen, Jr. and wife, Norma Jean Bowen,

hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in Southaven County of DeSoto State of Mississippi, to-wit:

Lot 466, Section B, Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, of record in Plat Book 2, Pages 14-16, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which reference is here made for a more particular description thereof.

Being all or part of same property described under Register's Book 117, Page 566, in the Office of the Chancery Clerk of said County,

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and/or successors and assigns, in fee simple forever, as tenants by the entirety or, if not husband and wife, then as joint tenants with the right of survivorship.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

Any subdivision restrictions including Plat Book 2, Pages 14-16

Any existing easements including Plat Book 2, Pages 14-16

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged.

Patsy Sinquefield
8105 Ashbrook Dr Southaven, Ms 38671
Frank L. Bowen, Jr. 8707 Yorktown DR Southaven, Ms 38671
Norman Jean Bowen 8707 Yorktown DR Southaven, Ms 38671

Barbara Brown 8707 Yorktown DR Southaven, Ms 38671
Marie Pilphot Lot 22, 5370 West Goodman Rd. Walls, Ms 38680

STATE OF ~~MISSISSIPPI~~ Tennessee..... Shelby.....County ss:

On this.....12th.....day of.....July....., 1984., personally appeared before me, the undersigned authority in and for said County and State, the within named..... Patsy Sinquefield, Barbara Brown, Frank L. Bowen, Jr., and Marie Pilbrot, 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.

My commission expires:
February 21, 1988

M. Naudyn White
.....
Notary Public

COUNTY OF SHELBY

Filed @ 11:00 A M, 19th July, 198 4
Recorded in Book 172 Page 537
H. G. Ferguson, Clerk