

578

WARRANTY DEED

DANNY C. PAYNE and PATRICIA PAYNE
GRANTORS

TO

JOSEPH W. ALGEE, SR. and wife, NANCY P. ALGEE
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, we, DANNY C. PAYNE and PATRICIA PAYNE, being the undersigned Grantors, do hereby sell, convey and warrant unto the above Grantees, JOSEPH W. ALGEE, SR. and wife, NANCY P. ALGEE, 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 967, Section B, North 1/2 DeSoto Village, in Section 34, Township 1 South, Range 8 West, as per plat thereof recorded in Plat Book 8, Pages 12 through 15, 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 Charles W. Ray, Jr. and wife, Linda S. Ray, to Wortman & Mann, Inc., dated March 10, 1978, and recorded in Book 222, Page 503, in the office of the Chancery Cler of DeSoto County, Mississippi, which secures an indebtedness in the current principal amount of \$ 21,167.62 , and Grantees take subject to said loan.

Grantors hereby authorize the transfer of thsi loan from their names into Grantees' names and Grantors hereby set over and assign unto Grantees without charge all escrow funds now held by Wortman & Mann, Inc. 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 hereby by acceptance of this conveyance assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1986.

WITNESS the signatures of the Grantors this the 16th day of May, 1986.



DANNY C. PAYNE


PATRICIA PAYNE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and jurisdiction aforesaid, the within named Danny C. Payne and Patricia Payne, who acknowledged that they signed and delivered the foregoing instrument on the 16th day of May, and year therein mentioned.

UNDER MY HAND and seal of office this the 16th day of May, 1986.



Notary Public

My commission expires: November 1987

GRANTORS' ADDRESS: 7175 W. Broken Oak Circle, Southaven, MS 38671

GRANTEES' ADDRESS: 5740 Ingleside Drive, Horn Lake, MS 38637

Filed @ 10:00 A.M., May 1986, 1986

Recorded in Book 186 Page 578

H. G. Ferguson, Clerk