

160  
BETTY L. JONES, ET VIR,  
GRANTOR

TO

WARRANTY DEED

LLOYD RAY SHOLER, ET UX,  
GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal considerations, the receipt and sufficiency of which is hereby acknowledged, the Grantor, BETTY L. JONES and Husband, RODNEY JONES, hereby sells, conveys, and warrants unto the Grantee, LLOYD RAY SHOLER and Wife, CHRISTENA L. SHOLER, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

Part of the Northeast Quarter of Section 16, Township 2 South, Range 8 West, DeSoto County, Mississippi and more particularly described as follows, to-wit:

Commencing at a point on the centerline of Tulane Road a distance 918.32 feet South of a point commonly accepted as the Northeast Corner of said Quarter Section; thence run South 88 degrees 48 minutes 42 seconds West a distance of 1144.85 feet to and along a barb-wire fence to the Point of Beginning; thence run North 88 degrees 48 minutes 42 seconds East a distance of 466.59 feet along said fence to a point; thence run South 00 degrees 05 minutes 44 seconds East a distance of 354.97 feet to a point; thence run North 88 degrees 48 minutes 42 seconds East a distance of 670.34 feet to a point on said centerline of Tulane Road; thence run South 00 degrees 18 minutes 14 seconds West a distance of 659.68 feet along said road centerline to a point; thence run North 89 degrees 55 seconds 26 minutes West a distance of 1144.24 feet to and along the North line of Hickory Hollow Subdivision to a point; thence run North 00 degrees 18 minutes 14 seconds East a distance of 989.00 feet to the Point of Beginning and containing 20.83 acres. Bearings are based on true North as determined by solar observation. As shown by the survey of Danny S. Rutherford, P.E., dated July 15, 1986.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1986 shall be pro-rated between the parties. Possession is to be given on delivery of this deed and Grantor agrees to move within Thirty (30) days a mobile home near the pond on Tulane Road and two metal sheds located on the above described land.

For the consideration mentioned, the Grantor gives and

grants to the Grantee a first refusal right to purchase Five (5) acres retained by the Grantor on Tulane Road at the Northeast Corner of the above described 20.83 acre tract when and if said land is offered for sale; however, this option shall expire Fifteen (15) years from the date of this deed and if the land is offered for sale the Grantees must make a decision on whether to purchase the land within Thirty (30) days after notification of the selling price of the land.

EXECUTED this the 28<sup>th</sup> day of July, 1986.

Betty L. Jones  
BETTY L. JONES

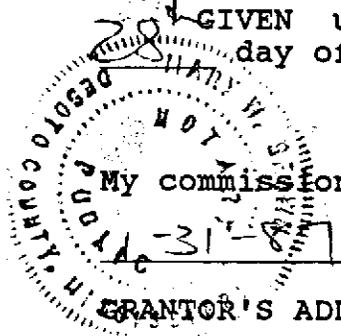
Rodney Jones  
RODNEY JONES  
GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Betty L. Jones and Husband, Rodney Jones, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 28<sup>th</sup> day of July, 1986.

Mary Wally Brown  
Notary Public



My commission expires:

GRANTOR'S ADDRESS: 3120 Amy Dr. Nesbit, MS 38651

GRANTEE'S ADDRESS: 3590 SHERO DRIVE, NESBIT, MS 38651

Filed @ 11:00AM, July 29, 198 6  
Recorded in Book 188 Page 160  
H. G. Ferguson, Clerk