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WARRANTY DEED

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 all of which is hereby acknowledged, I, Betty B. Guess, formerly Betty B. Shemwell, do hereby sell, convey and warrant unto Julia B. Ready, all of my right, title and interest in the following described property situated in DeSoto County, Mississippi, to-wit:

TRACT I

295 acres, more or less, being all of the West Half of Section Twenty five (25), Township Three (3), Range Eight (8) West, except 25 acres off of the South end of the Southwest Quarter of said section heretofore sold by N.E. Wilroy, Commissioner, to George Banks, and known as the Newberry 25 acre tract.

TRACT II

The South Half of the South Half of Section Eight (8), Township Four (4), Range Eight (8) West, less 4 acres on the South side thereof belonging to Mrs. Annie Lambeth, and containing 156 acres, more or less. Being one and the same land conveyed by W.G. Wilkerson to George B. Banks by Warranty Deed dated January 3, 1944, of record in Book 31, page 158 in the Chancery Clerk's office in DeSoto County, Mississippi.

together with all improvements thereon and appurtenances thereunto belonging.

By way of explanation Tract I is part of the land originally conveyed to George B. Banks by general Warranty Deed dated March 17, 1943 and of record in Deed Book 30, Page 482 of the deed records of DeSoto County, Mississippi and which land was conveyed to George B. Banks as a life estate with the remainder to the heirs of his body. George B. Banks is now deceased and he left as the heirs of his body his two daughters, Julia B. Ready and Betty B. Guess (formerly Betty B. Shemwell) who are the Grantor and Grantee of this deed and both of whom are adults. That said land has been in the sole, exclusive possession of George B. Banks from March 17, 1943 until

his death in 1972 and in the sole, exclusive possession of the Grantor and Grantee herein since the death of their father.

This conveyance is made subject to subdivision, zoning and health regulations in effect in DeSoto County and to rights of way and easements for public utilities, public roads, Mussucuna Creek Drainage District and flowage easements to the United States of America.

Taxes for the year 1987 shall be prorated.

The Grantor hereby warrants that the foregoing property is no part or portion of her homestead.

WITNESS the execution hereof on the 20th day of April, 1987.

Betty B Guess
GRANTOR

STATE OF MISSISSIPPI

COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for the above jurisdiction, Betty B. Guess, who acknowledged that she signed and delivered the foregoing Warranty Deed on the date and year therein expressed and did so as her free and voluntary act and deed.

Given under my hand and official seal of office on this, the 20th day of April, 1987.

Carolan May
NOTARY PUBLIC

MY COMMISSION EXPIRES:

10/30/1987

GRANTOR'S ADDRESS

Rt. 3, Box 327
Oxford, MS 38655

GRANTEE'S ADDRESS

1905 Apache Ridge Rd.
Meridian, MS 39301