

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

MABLE JEFFRIES

PLAINTIFF

VS.

CAUSE NUMBER 88-3-206

MARGIE MOSEY, ET AL

DEFENDANTS

AGREED DECREE

This day this cause of action came on to be heard during a regular vacation day of the Chancery Court of DeSoto County, Mississippi upon the Petition To Cancel Deed, Partition Real Property And Other Relief filed herein by the Plaintiff, Mable Jeffries, upon personal service of process upon each of the Defendants herein, and upon the Answer and Counter Petition filed herein by the Defendants.

And the Court, after being advised that the parties have reached a compromise and settlement with respect to all issues raised in the pleadings, finds and adjudicates as follows, to-wit:

I.

That the Defendants voluntarily withdraw their Answer and Counter Petition previously filed in the above styled and numbered cause of action.

II.

That on December 9, 1982, Ran Jeffries, the deceased husband of the Plaintiff, Mable Jeffries, executed a Warranty Deed to Annie Johnson, Margie Mosby, Thelma Bowers, Melvin Wilhite, Rodney Jeffries, Montreal Wilhite and Darnita Mosby conveying the following described real property, together with his home situated thereon, reserving a life estate in himself, to-wit:

One acre, more or less, in the Northwest Quarter of Section 9, Township 2, Range 5, more particularly described as beginning at a point 264 feet east of the Northwest corner of Section 9, Township 2, Range 5, and running thence east along the north section line 210 feet to a point; thence South 210 feet to a point; thence West 210 feet to a point in the east line of the Burton 2 acre tract as shown in Deed Book 43, Page 4, of the land records of Desoto County, Mississippi; thence running North 210 feet along the east line of the Burton property to the point of beginning, and containing one acre, more or less.

This is the same property conveyed to Ran Jeffries from J. P. Griffiee, et ux, by warranty deed dated May 8, 1965, recorded in Deed Book 61, Page 605 in the office of the DeSoto County, Mississippi Chancery Clerk.

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III.

That at the time Ran Jeffries executed the said Warranty Deed, Ran Jeffries and the Plaintiff, Mable Jeffries, were married and occupied the said property as the parties' homestead. That the Warranty Deed was executed only by Ran Jeffries without the Plaintiff's knowledge or approval.

IV.

That the Warranty Deed purportedly vesting title in the above named Grantees should be cancelled and held for naught.

V.

That in that Ran Jeffries died intestate, each of the legal heirs of Ran Jeffries, Mable Jeffries, Annie C. Johnson, Thelma Bowers, Melvia Wilhite and Margie Mosby, is entitled to a one-fifth (1/5) interest in the above described real property.

VI.

That the Plaintiff has agreed to accept the total sum of \$6,000.00 as her interest in the above described real property. That upon receipt of the sum of \$6,000.00 from the Defendants, the Plaintiff shall execute a Quit-Claim Deed to the Defendants conveying any and all interests which she may have in the above described real property. That by executing the Quit-Claim Deed to the said Grantees, the Plaintiff further releases and relinquishes any claim to rents paid to the Defendants since the death of Ran Jeffries. That the Defendants agree to release and relinquish the Plaintiff from any claims for taxes and costs of repairs made on the said property since the death of Ran Jeffries.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED as follows, to-wit:

- (1) That the Warranty Deed executed on December 9, 1982 by Ran Jeffries to Annie Johnson, Margie Mosby, Thelma Bowers, Melvin Wilhite, Rodney Jeffries, Montreal Wilhite and Darnita Mosby shall be and the same is hereby cancelled and held for naught.
- (2) That a certified copy of this Agreed Decree shall be recorded in the land records in the office of the Chancery Court Clerk of DeSoto County, Mississippi.
- (3) That the Plaintiff shall accept and receive as a full,

total and final settlement the sum of \$6,000.00 as her interest in the above described real property.

(4) That the Plaintiff shall execute a Quit-Claim Deed to Annie C. Johnson, Thelma Bowers, Melvia Wilhite and Margie Mosby thereby conveying any and all interest which she might have in the above described real property.

(5) That the Plaintiff shall release and relinquish any claim to rents paid to the Defendants since the death of Ran Jeffries. That the Defendants shall release and relinquish the Plaintiff from any claims for taxes and costs of repairs made on the said property since the death of Ran Jeffries.

(6) That this is a full, total and final settlement of all claims existing between the above named parties.

(7) That all remaining costs incurred in the above styled and numbered cause of action shall be assessed equally between the Plaintiff and Defendants.

ORDERED, ADJUDGED AND DECREED, on this, the 16th day of February, 1989.

[Handwritten Signature]
CHANCELLOR

APPROVED AS TO FORM:

[Handwritten Signature]
Lucius Edwards, Attorney For Plaintiff

[Handwritten Signature]
Mark K. Sorrell, Attorney For Defendants

Filed 11:00 A.M. Feb. 21, 1989
Recorded in Book 212 page 393
W. E. Davis, Chancery Clerk

