

A. L. WALTERS, ET AL, GRANTORS

TO: WARRANTY DEED

MARK S. SOWELL, ET UX, GRANTEES

For and in consideration of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, A. L. WALTERS & FRANK G. BECHEL, d/b/a BUILDERS CONSTRUCTION COMPANY, do hereby sell, convey and warrant to MARK S. SOWELL and wife, DONNA E. SOWELL, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in Hernando, DeSoto County, Mississippi, described as follows, to-wit:

Lot 40, Section B, NORTHWOOD SUBDIVISION, in Section 12, Township 3 South, Range 8 West, as per plat thereof of record in Plat Book 22, at page 14, in the office of the Chancery Clerk of Desoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to subdivision and zoning regulations in effect in Hernando, DeSoto County, Mississippi; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on or under subject property, including but not limited to reservation of 1/2 all oil, gas and mineral rights as reserved in Deeds of record in Deed Book 61, at page 387, and in Deed Book 62, at page 329, in the office of the Chancery Clerk of DeSoto County, Mississippi; to the restrictive covenants of record with the recorded plat of said subdivision; and subject to Deed of Trust dated 6/3/87 of record in Trust Deed Book 404, at page 362, and assignment thereof of record in Trust Deed Book 405, at page 527.

Possession is given upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 13th day of September, 1989.

A. L. Walters  
A. L. WALTERS

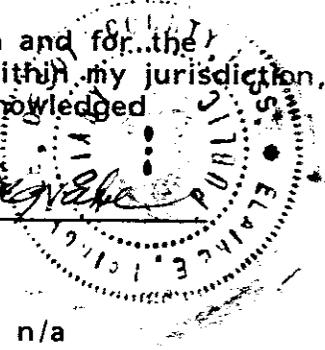
Frank G. Bechel  
FRANK G. BECHEL

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, in and for the said county and state, on this 13th day of September, 1989, within my jurisdiction, the within named A. L. WALTERS & FRANK G. BECHEL, who acknowledged that they executed the above and foregoing instrument.

My commission expires: 5/6/90

George S. McIngvale  
NOTARY PUBLIC



GRANTOR: 567 South Street, Hernando, MS 38632

Phone #: Office: 368-4603

Home: n/a

GRANTEE: 50 Ludlow Street, Hernando, MS 38632

Phone #: Office: 368-5277

Home: 368-4310

Prepared by & return to:  
GEORGE S. MCINGVALE  
22 West Street  
Hernando, MS 38632  
87-105

STATE MS.-DESOTO CO.  
FILED

SEP 18 11 38 AM '89

RECORDED 920-89  
DEED BOOK 218 wt  
PAGE 582  
W.E. DAVIS CH.CLK.