

A. L. WALTERS, ET AL, GRANTORS

TO: WARRANTY DEED

FRANK G. BECHEL

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 and FRANK G. BECHEL, d/b/a BUILDERS CONSTRUCTION COMPANY, do hereby sell, convey and warrant to FRANK G. BECHEL, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

TWO TRACTS OF LAND AS FULLY DESCRIBED ON THE ATTACHMENT HERETO, SIGNED FOR IDENTIFICATION, AND MADE A PART HEREOF.

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 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; and to the restrictive covenants of record with the recorded plat of said subdivision.

Possession is given upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 24th day of January, 1990.

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 said county and state, on this the 24th day of January, 1990, within my jurisdiction, the within named A. L. WALTERS and FRANK G. BECHEL, d/b/a BUILDERS CONSTRUCTION COMPANY, who acknowledged that they executed the above and foregoing instrument.

My commission expires: 5/6/90

George S. Mcingvale
NOTARY PUBLIC



GRANTOR address: 567 South Street, Hernando, MS 38632
OFF. phone: 368-4603 HM phone: Same
GRANTEE address: c/o 567 South Street, Hernando, MS 38632
OFF. phone: 368-4603 HM phone: Same
Prepared by and return to:
GEORGE S. MCINGVALE
22 West Street, Hernando, MS 38632

ATTACHMENT TO WARRANTY DEED
A. L. WALTERS, ET AL, TO FRANK G. BECHEL

TRACT I:

Part of Town Lot 32 of the City of Hernando, being part of the Southwest Quarter of Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:
Commencing at a point on the south right-of-way of South Street commonly accepted as the northeast corner of Town of Hernando Lot 33 as recorded in the Chancery Records of said County; thence run South 88 degrees 03' 20" West a distance of 499.57 feet along said south right-of-way line of South Street (40 feet wide) to the northwest corner of the Judith T. Scruggs lot as recorded in Deed Book 188 on Page 769 of said chancery records, said point being the Point of Beginning; thence run South 01 degrees 04' 50" West a distance of 159.45 feet along the east line of said Scruggs property to a half-inch steel bar; thence run South 88 degrees 03' 20" West a distance of 108.36 feet to a point on the east right-of-way line of Vaiden Street (60-feet wide); thence run North 05 degrees 03' 28" West a distance of 159.46 feet along said east right-of-way line to its intersection with said south right-of-way line of South Street; thence run North 88 degrees 03' 20" East a distance of 125.44 feet along said south right-of-way line to the Point of Beginning and containing 0.43 acres. Bearings are based on true north as determined by solar observation.

TRACT II:

Lots 28 and 29, HERNANDO HILLS SUBDIVISION, in Sections 6 & 7, Township 3 South, Range 7 West, as per plat thereof of record in Plat Book 31, at pages 16-18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

SIGNED FOR IDENTIFICATION:


A. L. WALTERS


FRANK G. BECHEL

STATE MS.-DESOTO CO. *h/r*
FILED

JAN 24 10 35 AM '90

RECORDED 1/25/90
DEED BOOK 222
PAGE 353
W.E. DAVIS CH. CLK.