

SHEILA L. MEYERS ET AL.,  
GRANTORS

TO

QUITCLAIM DEED

CARL E. COOPER (AKA CARL E. MEYERS),  
GRANTEE

For and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, SHEILA L. MEYERS and JOHN W. MEYERS III, both being unmarried adults, do hereby sell, convey and quitclaim unto CARL E. COOPER (aka CARL E. MEYERS), Grantee, all of our right, title and interest in and to the following real property in DeSoto County, Mississippi, more particularly described as:

A 10.5056, more or less, acre tract of land being located in the Northeast Quarter of Section 13, Township 2 South, Range 7 West, DeSoto County, Mississippi.

BEGIN at a "P.K. Nail" (set) in the approximate centerline of College Road, said nail being the accepted Northeast corner of Section 13, Township 2 South, Range 7 West; thence South 05 degrees 56 minutes 31 seconds East 737.72 feet along an existing fence line to a fence corner post; thence South 84 degrees 24 minutes 08 seconds West 592.32 feet along an existing fence line to an iron stake (set); thence North 15 degrees 59 minutes 17 seconds West 660.59 feet to a fence corner post; thence North 00 degrees 05 minutes 35 seconds West 80.78 feet along an existing fence line to a fence corner post; thence North 82 degrees 44 minutes 35 seconds East 314.08 feet to an iron stake(found); thence North 84 degrees 37 minutes 59 seconds East 164.30 feet to an iron stake (set) at the northwest corner of said cemetery, said stake being 9.82 feet westwardly from an "Angle Iron Stake" (found); thence South 12 degrees 08 minutes 46 seconds East 159.19 feet along an existing fence line with the westerly line of said cemetery lot to an iron stake (set); thence North 85 degrees 33 minutes 13 seconds East 153.86 feet to an iron stake (set); thence North 05 degrees 56 minutes 31 seconds West 160.55 feet to a "P.K. Nail" (set) in the approximate centerline of said road; thence North 84 degrees 37 minutes 59 seconds East 50.00 feet with said

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DRUE D.  
BIRMINGHAM, JR.  
ATTORNEY AT LAW  
3369 GOODMAN ROAD  
OLIVE BRANCH,  
MISSISSIPPI 38654

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7671

centerline of said road to the point of beginning containing 10.5056, more or less, acres of land, being subject to all codes, regulations and revisions, easements of record and future right-of-ways of record.

Being part of the Raymond W. Lowe estate.

By way of explanation, Sheila L. Meyers has a life estate in said property and John W. Meyers and the grantee are the remaindermen under the last will and testament of Raymond W. Lowe as shown in Will Book 8, page 447, in the office of the Chancery Clerk of DeSoto County, Mississippi.

As part of the consideration to the said Sheila L. Meyers for her life estate herein, the grantee agrees to pay unto the said Sheila L. Meyers thirty-five percent (35%) of the then fair market value of the above described property (land only) if the grantee sells or otherwise conveys said property or any part thereof prior to the expiration of twenty(20) years from the date of this deed, and prior to the death of the said Sheila L. Meyers. The cost of determining the fair market value shall be shared equally between the grantee and the said Sheila L. Meyers. Said thirty-five percent (35%) of the fair market value shall constitute a lien on said property until paid. If payment of said thirty-five percent (35%) of the fair market value becomes applicable and is not paid within sixty (60) days of said sale or conveyance, then the said Sheila L. Meyers may take whatever action is appropriate to enforce payment of said lien. Provided, however, that this lien shall be subject and inferior to any bona fide deed of trust placed upon said property; provided, further, that should said property be foreclosed upon and a subsequent trustee's deed issued, this provision and the lien thereof shall have no applicability in the case of a transfer by the grantee by will or intestate succession on his death.

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ATTORNEY AT LAW  
GOODMAN ROAD  
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WITNESS our signatures this the 28th day of February, 1990.

John W. Meyers III  
JOHN W. MEYERS III

Sheila L. Meyers  
SHEILA L. MEYERS

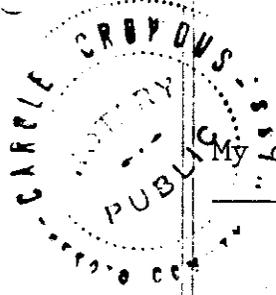
Carl E. Cooper  
CARL E. COOPER

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 SHEILA L. MEYERS, who acknowledged that she signed and delivered the above and foregoing Quitclaim Deed on the date indicated, as her free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 28th day of February, 1990.

Carole Crowder  
NOTARY PUBLIC



My commission expires:  
7/15/90

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 JOHN W. MEYERS III, who acknowledged that he signed and delivered the above and foregoing Quitclaim Deed on the date indicated, as his free and voluntary act, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 28th day of February, 1990.

Carole Crowder  
NOTARY PUBLIC

DRUE D.  
BIRMINGHAM, JR.  
ATTORNEY AT LAW  
369 GOODMAN ROAD  
OLIVE BRANCH,  
MISSISSIPPI 38654  
(601) 365-7670  
7671

My commission expires:  
7/15/90

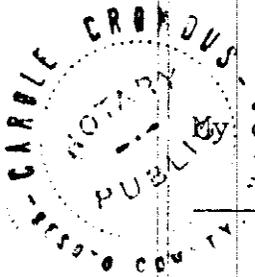
324

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 CARL E. COOPER, who acknowledged that he signed and delivered the above and foregoing Quitclaim Deed on the date indicated, as his free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 28th day of February, 1990.

Carole Crowder  
NOTARY PUBLIC



My commission expires:  
7/15/90

ADDRESS/TELEPHONE OF SHEILA L. MEYERS:

3916 Pleasant Hill Road  
Olive Branch, Mississippi 38654  
Res. 601-895-8198  
Bus. 601-393-5511

ADDRESS/TELEPHONE OF JOHN W. MEYERS III:

3930 Pleasant Hill Road  
Olive Branch, Mississippi 38654  
Res. 601-895-8198  
Bus. 901-922-8410

ADDRESS/TELEPHONE OF CARL E. COOPER:

3916 Pleasant Hill Rd  
Olive Branch MS 38654  
Res. 601-895-8198  
Bus. None

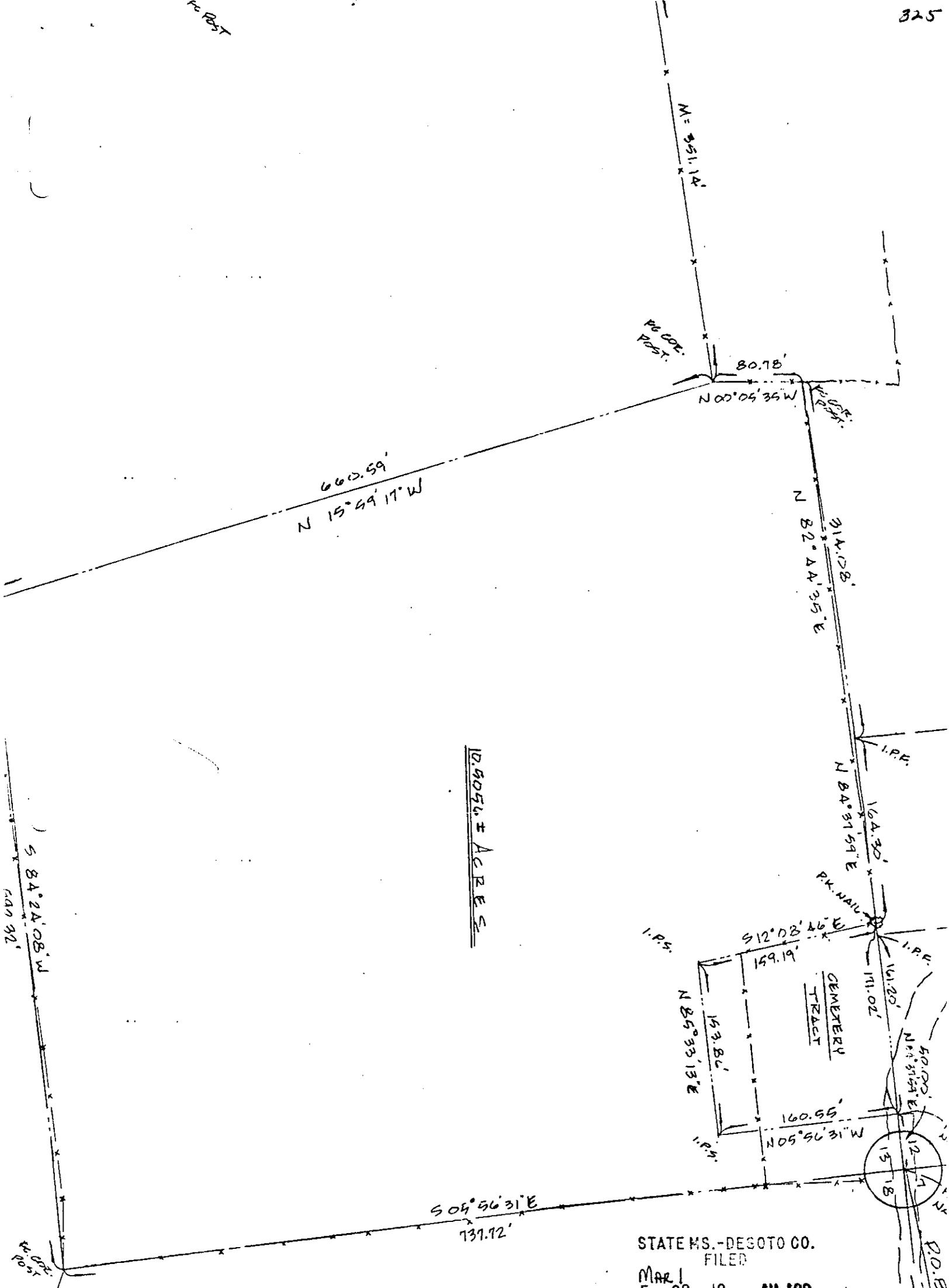
RETURN TO:

DRUE D. BIRMINGHAM, JR.  
ATTORNEY AT LAW

5369 GOODMAN ROAD  
OLIVE BRANCH, MS 38654

DRUE D.  
BIRMINGHAM, JR.  
ATTORNEY AT LAW  
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12.9056 ± ACRES

STATE MS.-DESO TO CO. FILED

MAR 1  
FEB 29 10 07 AM '90

RECORDED 3/2/90  
DEED BOOK 223  
PAGE 32/  
W.E. DAVIS CH. CLK.

"AS BUILT" BOUNDARY SURVEY  
MORE OR LESS, ACRE TRACT  
LOCATED IN THE NORTHEAST  
SECTION 13, TOWNSHIP 2  
WEST, DESOTO COUNTY, M

*Ben W. Smith*  
BEN W. SMITH.



I hereby certify that I have surveyed property and this plat is true and made using physical features found on information.