

WARRANTY DEED

MARTIN E. ROWLAND

Grantor

To

GERALD VINCENT WEBB

Grantee

FOR AND INCONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable consideration, the receipt of all of which is hereby acknowledged, MARTIN E. ROWLAND, the undersigned Grantor, does hereby sell, convey, and warrant unto the above Grantee, GERALD VINCENT WEBB, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 3, Edenshire Subdivision, in Section 33, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as shown on plat of record in Plat Book 28, Page 36, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Further consideration of the above described property is the assumption by Grantee of that certain Deed of Trust executed by Martin E. Rowland in favor of Union Planters National Bank, dated December 9, 1988, and recorded in Book 457, Page 561, in the office of the Chancery Clerk of DeSoto County, Mississippi; and validly assigned to SouthTrust Mortgage Corporation, dated December 16, 1988, and recorded in Book 462, Page 761, in said Clerk's office, which secures an indebtedness in the current principal amount of \$43,494.81, and Grantee takes subject to said loan.

Grantor hereby authorizes the transfer of this loan from his name into Grantee's name and Grantor hereby sets over and assigns unto Grantee without charge all escrow funds now held by SouthTrust Mortgage Corporation in connection with loan made by Union Planters National Bank on the above described property.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantee hereby by acceptance of this conveyance assumes and agree to pay a pro-rata share of all ad valorem taxes for the year 1990.

WITNESS the signature of the Grantor this the 17th day of April, 1990.

Martin E. Rowland

MARTIN E. ROWLAND

STATE OF ALABAMA

COUNTY OF AT LARGE

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within-named MARTIN E. ROWLAND, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 17th day of April, 1990.

My Commission expires DECEMBER 17, 1993

Shelia Sartori

Notary Public

Grantor's Address:

207 East Heathrow, Florence, AL 35633

Home No. 205-760-0563

Work No. 205-383-1221

Grantee's Address:

3120 Edenshire Lane, Horn Lake, MS 38637

Home No. 393-9293

Work No. 342-4628



STATE MS.-DESOTO CO. DT
FILED

APR 19 10 21 AM '90

RECORDED 4-23-90
DEED BOOK 225 wt
PAGE 15
W.E. DAVIS CH. CLK.