

784

CHARLES L. SEXTON, ET UX, GRANTOR

TO

WARRANTY DEED

JEAN S. STANFORD, ET VIR, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal considerations, the receipt and sufficiency of which is hereby acknowledged, the Grantor, CHARLES L. SEXTON AND WIFE, THELMA S. SEXTON, hereby sells, conveys, and warrants unto the Grantee, JEAN S. STANFORD, and husband, CARL D. STANFORD, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

In Section 34, Township 2 South, Range 9 West, DeSoto County, Mississippi, approximately 4.9 acres described more particularly as Beginning at the northeast corner of the Carl and Jean S. Stanford property described in Deed Book 135, page 720; thence run west 979.30 feet to a point (said point being where the Dean estate property begins); thence 219.2 feet south to a point; thence east 979.30 feet to a point; thence north 219.2 feet to the point of beginning and containing approximately 4.9 acres, more or less.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1990 shall be paid by the the Grantee when due. Possession is to be given upon delivery of this deed.

EXECUTED this the 31st day of August, 1990.

A STATE MS.-DESOTO CO.
FILED

Charles L. Sexton
CHARLES L. SEXTON, GRANTOR

SEP 6 2 36 PM '90

Thelma S. Sexton
THELMA S. SEXTON, GRANTOR

RECORDED 9-6-90

DEED BOOK 228

STATE OF MISSISSIPPI
COUNTY OF DE SOTO
AVIS CH. CLK.

This day personally appeared before me, the undersigned authority in and for said County and State, the within named CHARLES L. SEXTON AND WIFE, THELMA S. SEXTON, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 31st day of August, 1990.



Mary Walker Bran
Notary Public

My Commission Expires: Jan. 31, 1991

Grantor's Address: 217 Hwy. 301, Lake Cormorant, MS 38641; Telephone numbers 429-6230, no business telephone.

Grantor's Address: 291 Hwy. 301, Lake Cormorant, MS 38641; Telephone number Home 781-0671; business telephone - 781-0650