

442

LOUIS V. MILLER AND JOSIE PHILLIPS,
GRANTOR

TO

WARRANTY DEED

LULA PHILLIPS BUTLER, ET AL,
GRANTEE

FOR AND IN CONSIDERATION of the love and affection we have for the following Grantees, We, LOUIS V. MILLER and his sister, JOSIE PHILLIPS, give, convey, and warrant unto the Grantees, LULA PHILLIPS BUTLER, WILLIE F. ABARIA PHILLIPS, WILLIE B. CLAYTON PHILLIPS, JAMES EDWARD PHILLIPS, NEUROD PHILLIPS, ARTHUR PHILLIPS and IRMA PHILLIPS MOORE, the land in DeSoto County, Mississippi, being more particularly described as follows:

The South Half of the Southwest Quarter of Section 26, Township 2 South, Range 6 West, DeSoto County, Mississippi, containing 83 acres, more or less.

We do not warrant the number of acres in the above described parcel as no survey has been made.

By way of explanation, this is the same land conveyed to PETER MILLER by Warranty Deed dated February 8, 1922, and recorded in Deed Book 19, page 639, in the office of the Chancery Clerk of DeSoto County, Mississippi. Peter Miller died in November, 1954, and was buried in Lewisburg at the Wiggins Chapel. Peter Miller's wife, Augusta B. Miller, predeceased him in 1947. They had no children. Peter Miller had three children by a previous marriage survive him, Louis V. Miller, Josie Phillips, and Lula Reynolds. Lula Reynolds died on December 31, 1987, leaving no spouse or children and so her only surviving heirs were her brother and sister, Louis V. Miller and Josie Phillips, Grantors herein.

Grantors desire that the Grantees give a first option to purchase their portion of the land to the remaining Grantees in the event they choose to sell their portion of the property at any time in the future as we would prefer the land remain in the family.

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 Grantees when due. Possession is to be given upon delivery of this Deed. Affidavits of heirship have been attached to this Deed to affirm the statements made in this Deed about the heirs of Peter Miller.

EXECUTED this the 23rd day of April, 1990.

Louis V. Miller

LOUIS V. MILLER, GRANTOR

Josie E. Phillips

JOSIE PHILLIPS, GRANTOR

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 LOUISE V. MILLER and his sister, JOSIE PHILLIPS, 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 23rd day of April, 1990.



My Commission expires:
My Commission Expires Jan. 31, 1991

Mary Walker Brown
Notary Public

GRANTOR'S MAILING ADDRESS: Route 2, Box 796, Lee Road North
Bahalia, MS 38611

TELEPHONE: (601) 838-2231

GRANTEE'S MAILING ADDRESS: 468 Bonnell Drive
Memphis, TN 38109

TELEPHONE: (901) 789-3357

AFFIDAVIT OF HEIRSHIP

STATE OF MISSISSIPPI

COUNTY OF DESOTO

I, EUNICE MILLER, of 7391 Murry Hill Road, Olive Branch, Mississippi, 38654, do hereby state under oath that I have known PETER MILLER, AUGUSTA B. MILLER, LOUIS V. MILLER, JOSIE PHILLIPS, AND LULA REYNOLDS, all of my adult life and that I, being 79 years of age, do hereby swear under oath that Augusta B. Miller died in 1947, Peter Miller died in 1954. Peter Miller had three children by a previous marriage, Louis V. Miller, Josie Phillips, and Lula Reynolds, who survived them to majority and who to the best of my knowledge were the only heirs at law of Peter Miller. Lula Reynolds died on December 31, 1987, leaving as her only heirs her brother and sister, Louis V. Miller and Josie Phillips, of DeSoto County, Mississippi. To the best of my knowledge and belief, peter Miller never left a will devising his property to any individuals.

Eunice G Miller
EUNICE MILLER, AFFIANT

SWORN TO AND SUBSCRIBED before me this 21st day of ^{November} ~~April~~, 1990.

Jouice Houston
Notary Public

My Commission Expires:
My Commission Expires
August 26, 1994



AFFIDAVIT OF HEIRSHIP

STATE OF MISSISSIPPI

DESOTO COUNTY

I, John Adams, of 8685 Crestview, Olive Branch, Mississippi, do hereby state under oath that I have known Peter Miller, Augusta Miller, Louis V. Miller, Josie Phillips, and Lula Reynolds, all of my adult life and that I, being 79 year of age, do hereby swear under oath that Augusta B. Miller died in 1947, Peter Miller died in 1954, Peter Miller had three children by a previous marriage, Louis V. Miller, Josie Phillips, and Lula Reynolds who survived him to majority. Lula Reynolds died on December 31, 1987, leaving as her only heirs at law her brother and sister, Louis V. Miller and Josie Phillips, of DeSoto County, Mississippi. To the best of my knowledge and belief Peter Miller never left a will devising his property to any individuals.

John Adams

JOHN ADAMS, AFFIANT

SWORN TO AND SUBSCRIBED before me this 10th day of December,

Muschie Taylor
Notary Public



My Commission Expires:
My Commission Expires Oct. 17, 1994

STATE MS.-DESOTO CO. FILED

D.T.
R

DEC 10 2 42 PM '90

RECORDED 12-10-90
DEED BOOK 231
PAGE 442
W.E. DAVIS CH. CLK.
by B Cleveland