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LEO FORTUNE, JR., ET AL

OCT 27 11 54 AM '92

OCT 29 11 40 AM '92

Grantors

RECORDED DEED BOOK PAGE W.E. DAVIS CH. CLK.

RECORDED DEED BOOK PAGE

WARRANTY DEED DAVIS CH. CLK.

To

KEITH L. SELLERS

Grantee

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, LEO FORTUNE, JR., STEVE KING, DICKIE KING and NANCY KERR, do hereby grant, bargain, sell, convey and warrant unto KEITH L. SELLERS the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

45.86 acres situated in Section 13, Township 2 South, Range 7 West, DeSoto County, Mississippi, being more particularly described as COMMENCING at the southwest corner of Section 13, Township 2 South, Range 7 West; thence north 1321.3 feet to a fence corner; thence North 89°33' East, 277.71 feet to the point of beginning, said point being on the west bank of a small ditch; thence northwardly along said west bank and also being the east line of the Bridgeforth property as described in Deed Book 109, Page 441, in the office of the Chancery Court Clerk located in DeSoto County, Mississippi; the following courses: North 44°47' east, 109.15 feet; north 20°27' east, 110.14 feet; north 35°40' east, 98.81 feet; north 19°17' east, 95.52 feet; north 19° 42' east, 117.05 feet; north 26°17' east, 100.62 feet; north 40°05' east, 105.00 feet; north 22° 40' East, 184.61 feet; north 16°34' east, 68.96 feet; north 30°59' east, 98.27 feet; north 7°09' east, 60.53 feet; north 10°36' east, 259.67 feet; north 17°18' east, 84.63 feet; north 19°41' east, 460.70 feet to a point where a single pole power line crosses said east line of the Bridgeforth property; thence South 76°16' east, 1032.29 feet to the southwest corner of the E.L. King 0.86 acre lot (109-443); thence leaving an iron pin at this point south 68°24' east, 451.5 feet along the south line of E.L. King to a metal spike in the center of Pleasant Hill Road; thence south 24°30' west, along said center line 678.00 feet to a metal spike in the north line of the W.E. Williams property (122-99); thence north 67°20' west, along the north line of Williams, 527.08 feet to an iron pin (found); thence south 14°08' west, along the west line of Williams 978.00 feet to an iron pin (set); thence south 89°33'

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west, along a north line of Williams, 1149.29 feet to the point of beginning, LESS AND EXCEPT 1.45 acre tract described as BEGINNING at the northeast corner of the Effie King and Nolan B. King tract described in Deed Book 109, Page 443, said point being in the right of way of said Pleasant Hill Road; thence southwardly with the right of way of Pleasant Hill Road 140.0 feet to a point; thence run parallel with the south line of said Effie King, et al, tract southwardly with the right of way of Pleasant Hill road 140.0 feet to a point; thence run parallel with the south line of said Effie King, et al, tract 451.5 feet to a point; thence northwardly parallel with Pleasant Hill Road 140.0 feet to a point being the northwest corner of said Effie King, et al, tract; thence along the south line of said Effie King, et al, tract south 68°24' east 451.5 feet to the point of beginning, leaving in the aggregate the property conveyed by this deed **44.41** acres. This being the same land convey to E.L. King by Correction Warranty Deed recorded in Book 162, page 163, and also that Warranty Deed conveying one-third each to Leo Fortune, Sr. and Leo Fortune, Jr, by E.L. King in Book 154, Page 645 of the deed records of DeSoto County, Mississippi.

By way of explanation, E.L. KING, one of the record title owners of the above described property, died testate in 1991 and his Last Will and Testament was probated in the DeSoto County, Mississippi Chancery Court under Docket No. 91-12-1434, leaving as his devisees, his children, NANCY KERR, STEVE KING and DICKIE KING.

By way of further explanation, LEO FORTUNE, SR., one of the record title owners of the above described property, died in September 19, 1981, and his estate was administered in the DeSoto County, Mississippi Chancery Court under Docket No. 8H10-717, leaving as his sole and only heirs at law, his wife, SARA O. FORTUNE, and his son, LEO FORTUNE, JR. By Quitclaim Deed dated March 26, 1987, and recorded in Book 194, Page 255, of the deed records of DeSoto County, Mississippi, SARA O. FORTUNE conveyed all her right, title and interest in and to the above described land to her son, LEO FORTUNE, JR.

The Grantors have no homestead interest in the above described property, therefore their spouses do not need to join in this conveyance.

The above described property is conveyed subject to road rights of way, public utility easements, zoning and subdivision regulations and health department regulations in effect in DeSoto County, Mississippi.

Taxes for the year 1992 will be paid pro-rata between the Grantors and the Grantee as to the date of this deed. Possession is given with the delivery of this deed.

WITNESS our signatures, this the 20th day of October, 1992.

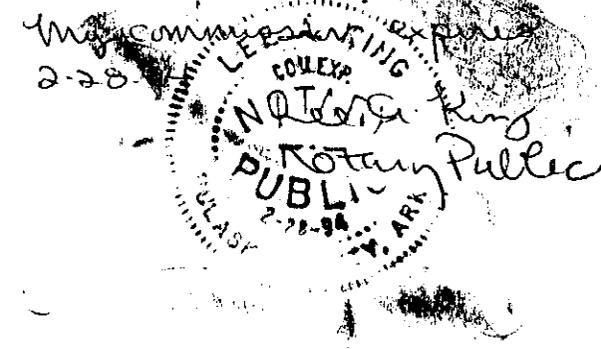
Dickie King acknowledged he delivered Signed and sworn before me this 20th day of October 1992, county of Pulaski, State of Arkansas

Leo Fortune, Jr.
Leo Fortune, Jr.

Steve King
Steve King

Dickie King
Dickie King

Nancy Kerr
Nancy Kerr

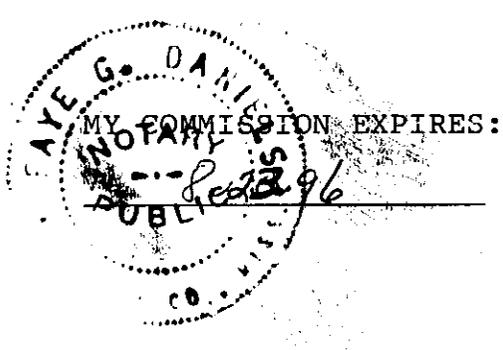


STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named LEO FORTUNE, JR. and NANCY KERR, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 20th day of October, 1992.

Laye G. Daniels
Notary Public

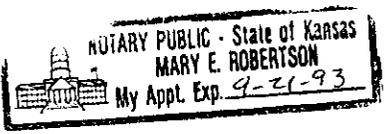


STATE OF KANSAS

COUNTY OF Wilson

This day personally appeared before me, the undersigned authority in and for said County and State, the within named STEVE KING, an adult non-resident of the State of Mississippi, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned 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 22nd day of October, 1992.



Mary E. Robertson
Notary Public

MY COMMISSION EXPIRES:
September 21, 1993

STATE OF ARKANSAS

COUNTY OF _____

See written in Acknowledgment opposite Dickie King nar

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DICKIE KING, an adult non-resident of the State of Mississippi, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned 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 _____ day of October, 1992.

Notary Public

MY COMMISSION EXPIRES:

GRANTORS ADDRESSES:

Leo Fortune, Jr., 7448 Eastover, Olive Branch, MS 38654
Home Phone: 601/895-2369 -- Bus. Phone: 601/895-5961

Steve King, P.O. Box 7, Buffalo, Kansas 66717
Home Phone: 316/537-2770 -- Bus. Phone: none

Dickie King, 20723 Riverview Ct., Roland, Arkansas 72135
Home Phone: 501/868-9069 -- Bus. Phone: none

Nancy Kerr, 6430 Knight Cove, Horn Lake, Mississippi 38637
Home Phone: 601/342-5358 -- Bus. Phone: none

GRANTEE'S ADDRESS:

Keith L. Sellers, 7370 Old Highway 78, Olive Branch, Ms. 38654
Home Phone: 601/895-8279 -- Bus. Phone: none

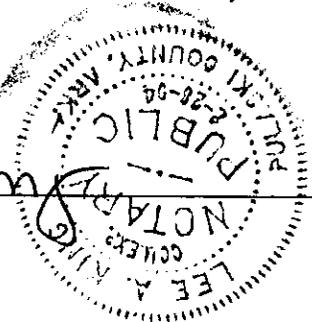
STATE OF ARKANSAS

COUNTY OF PULASKI

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DICKIE KING, an adult non-resident of the State of Mississippi, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned 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 6th day of November, 1992.

Lee A. King
Notary Public



MY COMMISSION EXPIRES:

2-28-94