346

WARRANTY DEED

SHELBY HIGNITE, ET UX GRANTOR(S)

TO

PATRICK DOYLE MCKINNEY, ET UX GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, SHELBY HIGNITE and wife, JACQUELINE HIGNITE, do hereby sell, convey and warrant unto PATRICK DOYLE MCKINNEY and wife, PENNY LYNN MCKINNEY, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Part of the McDaniels 5.0 acre Lot in the southwest Quarter of Section 19; Township 3 South; Range 7 West; DeSoto County, Mississippi:

Beginning at a point in the east right of way of U.S. Highway 51, said point being 472 feet north of the south line of Section 19; Township 3 South; Range 7 West and being the northwest corner of a 1.5 acre lot; thence south 89 degrees 19' east 280.93 feet to a point; thence north 74 degrees 36' east 129.86 feet to a point; thence south 89 degrees 77' east 113.46 feet to the northeast corner of the 1.5 acre lot; thence south 1 degrees 22' east 136.8 feet to the southeast corner of the 1.5 acre lot; thence north 87 degrees 15'27" east 176.65 feet to the southeast corner of the McDaniels 5.0 acre lot; thence north 0 degrees 28'19" west 417.0 feet along the west line of the Pine Oak Subdivision to the northeast corner of said 5.0 acre lot; thence north 86 degrees 13' west 217.9 feet along the north line of the 5.0 acre lot to the northeast corner of a certain 2.0 acre lot; thence south 0 degrees 28' east 180 feet to the southeast corner of the said 2.0 acre lot; thence south 89 degrees 32' west 484 feet to the southwest corner of said 2.0 acre lot; thence south 1 degrees 32' east 150.4 feet along the east right of way of U.S. 51 to the point of beginning and containing 3.5 acres more or less. All bearings are true north.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Jacqueline Hignite, wife of Shelby Hignite, joins in the execution of the conveyance to convey any and all homestead rights she may now have or hereafter acquire in said property.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given with deed.

WITNESS our signatures this the 14th day of January, 1993.

SHELBY HIGNITE

JACQUELINE HIGNITE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named SHELBY HIGNITE and wife, JACQUELINE HIGNITE, 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 14th day of January, 1993.

My Commission expires:
11-27-95

NOTARY PUBLIC

Grantor Address & Phone:
133 W. Center Street
Hernando, MS 38632
Home: 562-9868 Work: 429-6921

Grantee Address & Phone:
3908 Highway 51 South
Hernando, MS 38632
Home: 429-2388 Work: 345-4766

STATE MS.-DESOTO CO. nr
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W.E. DAVIS CH.CLK.