

STATE MS.-DESOTO CO. FILED *zw*

FEB 4 3 40 PM '93

RECORDED 2-8-93
DEED BOOK 254
PAGE 51
W.E. DAVIS CH.CLK.

GENERAL WARRANTY DEED

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Hendrix Oil Co., Inc., a Mississippi corporation, with offices at Tunica, Mississippi, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by F. O. James, Jr., the receipt and adequacy of which is hereby acknowledged, does hereby grant, sell, convey and warrant unto the said F. O. James, Jr., and unto his successors and assigns forever, the below described property subject, however, to all outstanding utility easements or rights of way affecting such property.

The land located and situated in the Town of Hernando, DeSoto County, Mississippi, in Section Thirteen (13), Township Three (3), Range Eight (8) West, and more particularly described, to wit:

Beginning at a point on the East right-of-way of Mississippi U. S. Highway No. 51 at Highway Station No. 641 plus 93.51 (50 ft. ROW), and run thence South along said East right-of-way 11.29 feet; thence South along said right-of-way and along a curve to the right of radius 5,779.65 feet, for a distance of 96.03 feet; thence West along said right-of-way, radial to said curve, for a distance of 10 feet; thence South along said right-of-way, and along a curve to the right radius 5,769.65 feet, for a distance of 154.24 feet; thence North 89 degrees and 51 minutes East 117.5 feet; thence North 261.36 feet; thence South 89 degrees and 51 minutes West a distance of 133.19 feet; said tract of land being also described as the West 111 feet of Lots 301 and 302 and a part of old Temple Street, all in the city of Hernando, Mississippi.

Describing and conveying the identical property described in Deed of record in Book 82 at page 176 of the land records of DeSoto County, Mississippi, and to which reference is hereby specifically made.

Said parcel being further identified by plat of Marcus D. Williams, Civil Engineer, dated May 22, 1961, of record in Book I at page 46 in the records of the Chancery Clerk of said county, and to which reference is hereby specifically made.

EXCEPT FOR:

The land located and situated in the Town of Hernando, DeSoto County, Mississippi, in Section Thirteen (13), Township Three (3), Range Eight (8), more particularly described, to wit:

Beginning at a point on the East right of way of Mississippi U. S. Highway No. 51, at highway station 643 plus 50 and running thence North 78 degrees and 15 minutes East 74.6 feet;

thence North 88 degrees and 37 minutes East 53.5 feet; thence North 141.35 feet; thence South 89 degrees and 51 minutes West 133.19 feet to the East right of way of said Highway 51; thence South along said right of way 11.29 feet; thence South along said right of way and along a curve to the right of radius 5779.65 feet for a distance of 96.03 feet; thence West radial to said curve 10 feet; thence South along said right of way and along a curve to the right of radius 5769.65 feet for a distance of 50 feet to the point of beginning, said tract of land being part of Lots 301 and 302 and a part of old Temple Street in the Town of Hernando, Mississippi;

Together with the tenements, hereditaments and appurtenances thereunto appertaining, or anywise thereunto belonging.

IN WITNESS WHEREOF, this instrument is executed on this the

29 day of January, 1993.

HENDRIX OIL CO., INC.

By: Paul Williams, Jr.
President

Attest:

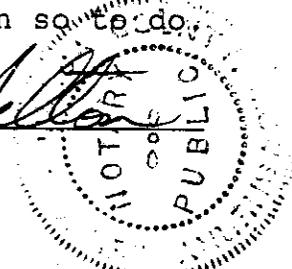
F. O. James, Jr.
Secretary

STATE OF MISSISSIPPI

COUNTY OF TUNICA

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 29th day of January, 1993, within my jurisdiction, the within named Paul Williams, Jr. and F. O. James, Jr. who acknowledged that they are President and Secretary, of Hendrix Oil Co., Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed they executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

John M. Melton
Notary Public



My Commission Expires:

My Commission Expires Sept. 28, 1996

GRANTOR:
HENDRIX OIL CO. C/O
P.O. BOX 337
TUNICA MS 38676
601-363-2641

GRANTEE:
F. O. James, Jr.
P.O. Box 9
Sledge, MS 38670

No phone Home or Business