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Peggy E. Vanderberg, et vir

David Vanderberg

009-1-00-W

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WARRANTY DEED

BK 260 PG 528

W.E. DAVIS CH. CLK.

by B. Cleveland sc

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Five Hundred Twenty Five

Thousand & no/100 ~~100~~ 100 Dollars (\$ 525,000.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

TOWNSHIP 1 SOUTH, RANGE 6 WEST

SW 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of SECTION 26

PARCEL NO. 1

Begin at the point of intersection of the Western line of grantors property with the centerline of survey of Federal Aid Project No. 87-0021-01-012-10 at Highway Survey Station 241+67.12; from said point of beginning run thence North 0° 09' 33.46" East along said Western property line, a distance of 134.26 feet to a line that is parallel with and 125.0 feet Northeasterly of the centerline of survey of said project; thence run Southeasterly along said parallel line and along the circumference of a circle to the right, having a radius of 2,989.79 feet, a distance of 1,661.71 feet to a point that is 125.0 Northeasterly of and perpendicular to the centerline of survey of said project at station 257+11.41; thence run South 37° 04' 16.16" East along said parallel line, a distance of 320.0 feet to a point that is 125.0 feet Northwesterly of and perpendicular to the centerline of survey of said project at station 260+31.41; thence run Southeasterly along said parallel line and along the circumference of a circle to the left, having a radius of 3,694.72 feet, a distance of 596.72 feet to a point that is 125.0 feet Northeasterly of and measured

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radially to the centerline of survey of said project at station 266+48.31, said point hereby being designated as Point "I" for future reference; thence run Southeasterly along said parallel line and along the circumference of a circle to the left, having a radius of 3,694.72 feet, a distance of 100.0 to a point that is 125.0 feet Northeasterly of and measured radially to the centerline of survey of said project at station 267+51.69, said point hereby being designated as Point "J" for future reference; thence run Southeasterly along said parallel line and along the circumference of a circle to the left, having a radius of 3,694.72 feet, a distance of 11.0 feet to the Eastern line of grantors property; thence run South 0° 17' 03.23" West along said Eastern property line, a distance of 35.75 feet to a Southern line of grantors property; thence run North 89° 54' 31.59" West along said Southern property line, a distance of 145.88 feet to the centerline of survey of said project at station 266+78.19; thence run North 89° 54' 31.59" West along said Southern property line, a distance of 243.33 feet; thence run North 25° 08' 48.95" West, a distance of 146.07 feet to a point that is 125.0 feet Southwesterly of and measured radially to the centerline of survey of said project at station 263+74.44; thence run Northwesterly along a line that is parallel with and 125.0 feet Southwesterly of the centerline of survey of said project and along the circumference of a circle to the right, having a radius of 3,944.72 feet, a distance of 354.27 feet to a point that is 125.0 feet Southwesterly of and perpendicular to the centerline of survey of said project at station 260+31.41; thence run North 37° 04' 16.16" West along said parallel line, a distance of 320.0 feet to a point that is 125.0 feet Southwesterly of and perpendicular to the centerline of survey of said project at station 257+11.41; thence run Northwesterly along said parallel line and along the circumference of a circle to the left, having a radius of 2,739.79 feet, a distance of 1,426.50 feet to the Western line of grantors property; thence run North 0° 09' 33.46" East along said Western property line, a distance of 135.21 feet to the point of beginning, containing 14.49 acres, more or less, and

PARCEL NO. 2

Begin at the point of intersection of a Eastern line of grantors property with the centerline of survey of Mississippi Highway No. 302 connection, as shown on the plans for Federal Aid Project No. 87-0021-01-012-10 at

Highway Survey Station 50+62.65; from said point of beginning run thence South $0^{\circ} 03' 06.77''$ West along said Eastern property line, a distance of 201.18 feet to a line that is parallel with and 50.0 feet Westerly of the centerline of survey of the Branch Road connection; thence run Northwesterly along said parallel line and along the circumference of a circle to the left, having a radius of 222.84 feet, a distance of 79.75 feet to a point that is 50.0 feet Westerly of and perpendicular to the centerline of survey of said Branch Road connection at station 23+39.56; thence run North $39^{\circ} 00' 38.67''$ West along said parallel line, a distance of 28.14 feet to a point that is 50.0 feet Southeasterly of and perpendicular to the centerline of survey of the relocation of said highway 302 connection at station 49+50; thence run South $50^{\circ} 59' 21''$ West along a line that is parallel with and 50.0 feet Southeasterly of the centerline of survey of said relocation, a distance of 219.83 feet to a point that is perpendicular to the centerline of survey of highway 302 connection at station 47+30.17; thence run Southwesterly along said parallel line and along the circumference of a circle to the right, having a radius of 1,004.93 feet, a distance of 260.11 feet to a point on the Southern line of grantors property and the existing Northern right-of-way line of Mississippi Highway No. 302, said point being 50.0 feet Southeasterly of and measured radially to the centerline of survey of said highway 302 connection at station 44+83; thence run North $89^{\circ} 44' 49''$ West along said Southern property line and along said Northern right-of-way line, a distance of 415.38 feet; thence run North $0^{\circ} 15' 09.66''$ East a distance of 10.0 feet to a point that is 50.0 feet Northerly of and perpendicular to the centerline of survey of said relocation at station 40+75.77; thence run Northeasterly along a line that is parallel with and 50.0 feet Northwesterly of the centerline of said relocation and along the circumference of a circle to the left, having a radius of 904.93 feet, a distance of 620.13 feet to a point that is 50.0 feet Northwesterly of and perpendicular to the centerline of said highway 302 connection at station 47+30.17; thence run North $50^{\circ} 59' 21''$ East along said parallel line, a distance of 373.06 feet to a Eastern line of grantors property; thence run South $0^{\circ} 03' 06.77''$ West along said Eastern property line, a distance of 64.40 feet to the point of beginning, containing 1.77 acres, more or less, and

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PARCEL NO. 3

Begin at a point that is 125.0 feet Northeasterly of and measured radially to the centerline of survey of Federal Aid Project No. 87-0021-01-012-10 at Highway Survey Station 266+00; from said point of beginning run thence Southeasterly along a line that is parallel with and 125.0 feet Northeasterly of the centerline of survey of said project and along the circumference of a circle to the left, having a radius of 3,694.72 feet, a distance of 46.73 feet to a point that is 125.0 feet Northeasterly of and measured radially to the centerline of survey of said project at station 266+48.31; thence run Southeasterly along said parallel line and along the circumference of a circle to the left, having a radius of 3,694.72 feet, a distance of 100.0 feet to a point that is 125.0 feet Northeasterly of and measured radially to the centerline of survey of said project at station 267+51.69; thence run Southeasterly along said parallel line and along the circumference of a circle to the left, having a radius of 3,694.72 feet, a distance of 11.0 feet to the Eastern line of grantors property; thence run North 0° 17' 03.23" East along said Eastern property line, a distance of 176.0 feet to the Southwest corner of lot # 25 of the Olive Corp. Subdivision; thence run South 59° 34' 09.26" West, a distance of 134.40 feet to the point of beginning, containing 0.23 acres more or less and

Parcel No. 1, Parcel No. 2 and Parcel No. 3 contain an aggregate of 16.49 acres, more or less, and all being situated in and a part of the SW 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4, and the SW 1/4 of the SE 1/4 of SECTION 26, Desoto County, Mississippi.

All bearings are State Plane Grid Bearings. Together with any and all abutters rights of access, if any, in, to, over, on and across the lands described in Parcel No. 1, except between Point "I" and Point "J", as designated above.

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[Handwritten mark] The grantor herein further warrants that the above described property is ~~■~~ part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signature on the 21st Day of July, A.D., 1993.

[Signature]
James Smith

[Signature]
Peggy E Vanderberg
[Signature]
David H Vanderberg

Grantee Address:

Miss. Department of Transportation
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-1919
Account No. 87-0021-01-012-10

Grantor Address:

9146 E Tigeon Road
Olive Branch, Ms. 38654
Phone Number: (601) 895-5082
Business Number: (601) 526-0355
Fed. Tax ID Number: N/A

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In the case of proof of execution of the instrument made by a
subscribing witness:

STATE OF MISSISSIPPI

County of Hinds

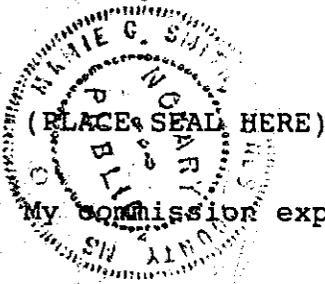
Personally appeared before me, the undersigned authority, B. B. Sanders, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, depose and saith that he saw the within named Peggy E. Vanderberg and David H. Vanderberg, whose names are subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said Peggy E. Vanderberg and David H. Vanderberg on the day and year therein mentioned.

B. B. Sanders

Affiant

Sworn to and subscribed before me this the 23rd day of July, A.D., 1993.

Mamie G. Smith
Notary Public Title



My commission expires June 30, 1997