

STATE MS.-DE SOTO CO. *23*

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BK 266 PG 539  
W.E. DE SOTO CO. CLK.

*by B. Sumner*

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STATE MS.-DE SOTO CO. *18*

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BK 266 PG 539  
W.E. DE SOTO CO. CLK.

THIS INSTRUMENT PREPARED BY:

BARRY C. BLACKBURN  
HOLCOMB, DUNBAR,  
CONNELL, CHAFFIN & WILLARD  
A PROFESSIONAL ASSOCIATION  
POST OFFICE BOX 190  
8727 NORTHWEST DRIVE, SUITE 1  
SOUTHAVEN, MISSISSIPPI 38671  
TELEPHONE: 601/342-6806

INDEXING INSTRUCTION: The real property herein described is located in the Northeast Quarter of the Southwest Quarter, Section 23, Township 1 South, Range 8 West, City of Southaven in DeSoto County, Mississippi.

SPECIAL WARRANTY DEED

THIS DEED made and entered into by and between TRUSTMARK NATIONAL BANK, a National banking corporation in its trust capacity as testamentary trustee under the Will of Juanell W. LaPointe, Deceased, hereinafter referred to as Grantor and BRIAN K. RICHMOND, hereinafter referred to as Grantee,

## W I T N E S S E T H:

THAT FOR AND 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, the Grantor does hereby convey and warrant specially (to the extent of the Trust assets of the Testamentary Trust established under the Will of Juanell W. LaPointe, Deceased, but not as to the bank in its banking capacity) unto Grantee a one-half (1/2) undivided interest in the real property situated in Desoto County,

Mississippi, more fully described as follows, to-wit:  
Part of the Northeast Quarter of the Southwest Quarter:  
Beginning at the northeast corner of Section 23; Township 1 South; Range 8 West; thence west 1567.5 feet to a point; thence south 2650.6 feet to a point; thence west 1221.5 feet to a point; thence south 21 degrees 31' east 150.0 feet to the southwest corner of the Hilburn lot, said point being a point in the east line of Southaven West Subdivision and the point of beginning of the following lot: thence south 21 degrees 31' east 265.8 feet along the east line of said subdivision and an existing fence to the northwest corner of the Morgan lot; thence north 71 degrees 21' east 173.65 feet to the northeast corner of the Morgan lot and a point in the west right of way of U.S. Highway 51 (100 feet wide); thence

northwest 237.4 feet along the west right of way of said highway to the southwest corner of the Hilburn lot; thence south 83 degrees 56' west 154.8 feet to the point of beginning and containing 1.0 acres more or less. All bearings are magnetic.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns, together with all improvements thereon in fee simple forever, subject only to the following exceptions:

- 1) Taxes and/or special assessments for the year 1993, which having been prorated and adjusted between the parties hereto, the Grantee assumes to pay when due, and taxes and/or special assessments for subsequent years.
- 2) All easements, rights of way, reservations, servitudes and dedications affecting or in any manner pertaining to the subject premises.
- 3) Any matters which would be disclosed by an accurate survey and ground examination of the subject premises.
- 4) Zoning ordinances of DeSoto County, Mississippi, and any other federal, state or local land use regulations affecting the use, condition or occupancy of the subject premises.
- 5) All mineral rights retained by predecessors in title to Grantor.

IN TESTIMONY WHEREOF, witness the signature of a duly authorized officer of the Grantor, on this, the 21st day of December, 1993.

TRUSTMARK BANK, TESTAMENTARY TRUSTEE  
UNDER THE WILL OF JUANELL LAPOINTE,  
DECEASED

BY: Becky Quzts  
BECKY QUZTS  
Trust Officer

GRANTOR: Trustmark Bank  
P.O. Box 777  
Greenville, MS 38707-0777  
601/378-2666 (W) 601-378-2666

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GRANTEE: Brian K. Richmond  
1044 Getwell Road South  
Hernando, Mississippi 38632  
(H) 601-429-1950 (W) 601-429-2080

STATE OF Mississippi

COUNTY OF Washington

THIS DAY personally appeared before me, the undersigned authority within and for the state and county aforesaid, the within named Becky Ouzts, personally known to me to be a Trust Officer of the Trustmark Bank, Greenville, Mississippi, a National banking corporation, in its trust capacity as Testamentary Trustee under the Will of Juanell W. LaPointe, Deceased, who acknowledged that she signed, executed and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned as and for the voluntary act and deed of said corporation in its trust capacity, being authorized so to do.

GIVEN under my hand and official seal on this the 21st day of December, 1993.

  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires December 15, 1995