

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER

PREPARED BY AND RETURN TO:
BRIAN L. DAVIS
ATTORNEY AT LAW
48 STATELINE RD. W.
SOUTHAVE? MS 38671
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BOOK 266 PAGE 716

STATE MS.-DESOTO CO. 53
FILED

JAN 28 1 16 PM '94

WARRANTY DEED

BK 266 PG 716
W.E. DAVIS CLK.
by P. Stanley OC

PATRICK EUGENE WINTERS and wife JERI LYNN WINTERS,
GRANTORS

TO:

WILLIE C. AINSWORTH JR. and wife ROBIN AINSWORTH
GRANTEES

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby sell, convey, and warrant unto the above Grantees, Willie C. Ainsworth, Jr. and wife Robin Ainsworth, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Description of a 20.8 acre lot as part of an existing 40.8 acre tract in Section 23, Township 3 South, Range 8 West, DeSoto County, Mississippi, described more particularly as follows:

Beginning at the southeast corner of the northeast quarter of Section 23; Township 3 South; Range 8 West; thence south 89 degrees 08 minutes east 835.69 feet along the south line of the Ready tract to a point in the west right of way of Robertson Gin Road (80 feet wide); thence south 27 degrees 43 minutes west 51.93 feet along said right of way to a point; thence north 89 degrees 25 minutes west 1424.48 feet to a corner of an existing 32.25 acre tract; thence south 4 degrees 45 minutes west 250.0 feet to a corner of said 32.25 acre tract; thence south 87 degrees 11 minutes west 640.0 feet along the north line of said 32.25 acre tract to the northwest corner of said tract; thence south 87 degrees 11 minutes west 637.54 feet to the northwest corner of a 20.0 acre lot of the 40.8 acre tract and the point of beginning of the following lot: thence south 87 degrees 11 minutes west 96.0 feet to a corner of said 40.8 acre tract; thence south 25 degrees 20 minutes west 595.06 feet to a corner of said 40.8 acre tract; thence south 34 degrees 11 minutes east 1729.23 feet to the southwest corner of said 40.8 acre tract and a point in the north right of way of Robertson Gin Road (80 feet); thence north 49 degrees 04 minutes east 405.0 feet to the southwest corner of a 20.0 acre lot; thence north 29 degrees 01 minutes west 1951.84 feet to the point of beginning and containing 20.8 acres more or less. All bearings are magnetic. As per survey of J.F. Lauderdale, dated April 7, 1993.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Taxes for the current year shall be prorated.

Witness my signature this the 5th day of JANUARY, 1994.

Patrick Eugene Winters
PATRICK EUGENE WINTERS

Jeri Lynn Winters
JERI LYNN WINTERS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Patrick Eugene Winters and wife Jeri Lynn Winters who acknowledged that they signed the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 5th day of JANUARY, 1994.

Jeff Scott McCaskill
NOTARY

My commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: August 22, 1997
BONDED THRU HEIDEN-MARONETTI, INC.



Grantors Address:
7609 CLARKFIELD
SOUTHAVEN, MS 38671
(h) 601-393-3490
(w) n/a

Grantees Address:
7245 Sunflower Cove
Southaven, MS 38671
(h) 601-342-1115
(w) n/a