

STATE MS. DESOTO CO.

This instrument prepared by:
TOLLISON AUSTIN & TWIFORD
316 W. Commerce St.
Hernando, MS 38632
(601)-429-7888

MAR 2 4 32 PM '94 J.K. C.K.

H94009A

C. R. PARKER,
GRANTOR

BK 267 PG 763
W.F. PARKER & SONS, INC.
By: P. Atkinson

WARRANTY

TO

DEED

JUAN R. MARTINEZ
and SHELIA K. BATES,
GRANTEES

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, C. R. PARKER, does hereby sell, convey, and warrant unto JUAN R. MARTINEZ and SHELIA K. BATES, as joint tenants 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:

Lot 2, Section A, Alphaba Subdivision (unrecorded) being located in the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 32, Township 3 South, Range 6 West, DeSoto County, Mississippi, and more particularly described as follows: BEGINNING at a "railroad spike" at the accepted south corner of Section 32, Township 3 South, Range 6 West; thence south 86 degrees 52 minutes 44 seconds west 2642.81 feet within the southerly line of said section and along County Line Road to the southwest corner of Lot No. 5 and Alphaba Subdivision; thence north 03 degrees 19 minutes 00 seconds west 464.00 feet with the westerly line of said subdivision and along Alphaba to a point; thence north 04 degrees 59 minutes 47 seconds west 49.44 feet with said subdivision and said road to the northwest corner of Lot No. 3 and the True Point of Beginning for the herein described tract; thence continue north 04 degrees 59 minutes 47 seconds west 154.70 feet with said subdivision and said road to the southwest corner of Lot No. 1; thence north 86 degrees 26 minutes 00 seconds east 424.76 feet along the southerly line of Lot No. 1 to a point in the westerly line of Lot No. 6; thence South 03 degrees 19 minutes 00 seconds east 154.65 feet along the westerly line of Lot No. 6 to the northeast corner of Lot No. 3; thence south 86 degrees 26 minutes 00 seconds west 420.23 feet along the northerly line of Lot No. 3 to the point of beginning, containing 1.50 acres of land, more or less.

And being further the same property conveyed to the Grantor herein by Warranty Deed of record in Book 257, Page 97, in the office of the Chancery Clerk of Desoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to rights of way and easements for public roads and public utilities.

Taxes have been prorated and possession is given with deed.

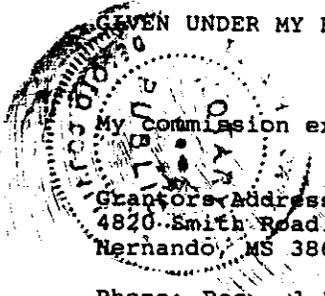
WITNESS THE SIGNATURE of the undersigned Grantor this the 25th day of February, 1994.

C. R. Parker
C. R. Parker

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named C. R. PARKER, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th day of February, 1994.



Stella H. Pennington
Notary Public

My commission expires: 1-26-98

Grantors Address:
4820 Smith Road
Hernando, MS 38632

Grantees Address:
5890 Alhaba
Coldwater, MS 38615

Phone: Res.- 1-233-4831
Bus.- same

Phone: Res.- 363-7072
Bus.- 396-9646