

STATE MS.-DESOTO CO. FILED

APR 14 10 29 AM '93

BOOK

268 PAGE 716

AMERICAN READY MIX, INC.
GRANTOR

TO

BILL C. TAYLOR, ET AL
GRANTEES

BK 256 PG 229

W.E. DAVIS CH. CLK. WARRANTY DEED
By: J. Woodard, D.C.

FOR AND IN CONSIDERATION of the sum of Ten Dollars, (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, AMERICAN READY MIX, INC. does hereby sell, convey and warrant unto BILL C. TAYLOR and wife, SARA D. TAYLOR and JOE LUNATI and wife PEGGY M. LUNATI, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

A 11.90 ACRE TRACT AS PART OF THE LAMB ESTATES IN PART OF SECTION 20; TOWNSHIP 1 SOUTH; RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI, BEGINNING: at the northwest corner of Section 20, Township 1 South, Range 6 West; thence east 1082.6 feet along the centerline of State Line Road to the intersection of said centerline and the west right of way of the Frisco Railroad (100 feet wide); thence south 618.5 feet along said railroad right of way to the point of beginning of the following tract; thence south 45 deg. 08' east 183.74 feet along the west railroad right of way to a point in the north line of the Youngblood lot; thence south 44 deg. 10' west 162.17 feet along the north line of said lot to the northwest corner of said Youngblood lot; thence south 43 deg. 51' east 100 feet to the southwest corner of said lot; thence south 45 deg. 08' east 59.29 feet to the southwest corner of the Mineral Wells Water Association lot; thence north 45 deg. 17' east 152.6 feet along the south line of said Water Association lot to a point in the west line of a 12 foot wide lane shown on a survey of the Lamb tract by R.L. Cooper dated March 1949, said point being 62 feet from the centerline of the Frisco Railroad; thence south 45 deg. 08' east 962.8 feet along the west line of said lane to a point on the south line of the Lamb tract; thence south 0 deg. 28' west 49.35 feet along an existing fence to a point in the centerline of an existing ditch; thence northwestward along the center of said ditch the following calls; north 76 deg. 36' west 202.2 feet to a point; thence north 62 deg. 29' west 155.8 feet to a point; thence north 70 deg. 11' west 191.9 feet to a point; thence south 85 deg. 12' west 206.7 feet to a point; thence north 67 deg. 58' west 204.8 feet to a point; thence north 81 deg. 53' west 200.0 feet to a point; thence north 86 deg. 08' west 201.0 feet to a point; thence north 67 deg. 38' west 232.24 feet to a point in the centerline of Craft Road and an existing bridge; thence north 44 deg. 59' east 677.95 feet along the centerline of said road to a point; thence north 44 deg. 38' east 179.83 feet to the point of beginning and containing 12.80 acres more or less and including the right of ways and easements for existing roads and the Mineral Wells Water Association parcels for ingress and egress and well sites. And less and except a 0.90 acre lot in the northeast corner of this parcel leaving 11.90 acres more or less. All bearings are magnetic; and

A 0.90 ACRE TRACT AS PART OF THE LAMB ESTATES IN PART OF SECTION 20; TOWNSHIP 1 SOUTH; RANGE 6 WEST, DESOTO COUNTY, MS; BEGINNING at the northwest corner of Section 20; Township 1 South; Range 6 West, thence east 1082.6 feet along the centerline of State Line Road to the intersection of said centerline and the west right of way of the Frisco Railroad (100 feet wide); thence south 618.5 feet along said railroad right of way to the point of beginning of the following tract; thence south 45 deg. 08' east 183.74 feet along the west right of way of said railroad to a point in the north line of the Youngblood lot; thence south 44 deg. 10' west 162.17 feet to the northwest corner of the Youngblood lot; thence north 73

deg. 18' west 209.88 feet to a point in the north line of the existing 12.8 acre tract and a point in Craft Road; thence north 44 deg. 59' east 81.34 feet along said road to a point; thence north 44 deg. 38' east 179.83 feet to the point of beginning and containing 0.90 acres more or less and including the right of ways for said roads. All bearings are magnetic. located in the northeast quarter of the northwest quarter & the northwest quarter of the northwest quarter.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in Desoto County, Mississippi, and rights of way and easements for public roads and public utilities and restrictive covenants of record, subject to any parts conveyed to Mineral Wells Water Assoc. in Book 96, Pg. 74, Bk. 154, Pg. 687 & Bk. 198, Pg. 522; subject to easements conveyed to Mineral Wells Water Assoc. in said deeds; subject to right of way conveyed to Mississippi Power and Light Company in Book 41, Page 209.

WITNESS MY signature this the 7th day of April, 1993.

AMERICAN READY MIX, INC.

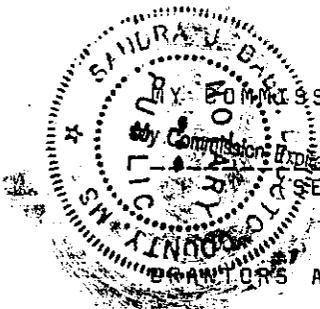
BY: W. C. Barnett
W. C. BARNETT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

CAN MIX BY: THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named W. C. BARNETT, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as his free and voluntary act and deed after first being duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office, this the 7th day of April, 1993.

Sandra G. Babb
NOTARY PUBLIC



MY COMMISSION EXPIRES: April 18, 1994

GRANTEES ADDRESS: P.O. Box 27441 Memphis, TN 38127
(H) None (W) 365-0950
GRANTEES ADDRESS: # TCI Drive and Pleasant Hill Road Ashland, MS 38603
(H) None (W) 224-5506

PREPARED BY
LESLIE B. SHUMAKE, JR.
ATTORNEY AT LAW
P. O. BOX 805
6219-A COCKRUM
OLIVE BRANCH, MS 38554
601-895-5565

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STATE MS.-DESOTO CO. du

FEB 28 11 37 AM '94

MAR 20 10 33 AM '94

BK 267 PG 648
by P. Starkey PC

BK 268 PG 716
by B. Cleveland PC