

BOOK 270 PAGE 180
STATE MS. - DESOTO CO. ^{7/15}
FILED ^{7/15} GRANTORS
MAY 2 4 17 PM '94

JAMES M. SEGERSON AND WIFE,
ELAINE D. SEGERSON
2771 Pleasant Hill Rd.
Nesbit, MS 38651
601-429-5485 hm
601-342-2642 wk

BK 270 PG 180
W.E. DAVIS CH. CLK.
W.E. Davis

TO:

JAMES M. SEGERSON
2771 Pleasant Hill Rd.
Nesbit, MS 38651
601-429-5485 hm & wk

GRANTEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, James M. Segerson and wife, Elaine D. Segerson, do hereby grant, bargain, sell and forever quitclaim unto James M. Segerson, any and all interest that we have in the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Part of the East half of said Section 28, Township 2, Range 7 West, more particularly describe as BEGINNING at a point in the South right-of-way of Pleasant Hill Road 4,098.41 feet East of the West line of said Section 28; which is the point of beginning; thence North 86 deg. 16 min. East along said Pleasant Hill Road right-of-way a distance of 266.1 feet to a point; thence South 3 deg. 44 min. East a distance of 840.0 feet to a point; thence South 86 deg. 16 min. West a distance of 458.5 feet to a point; thence North 3 deg. 41 min. West 627.3 feet to a point; thence South 84 deg. 22 min. West 208.71 feet to a point; thence South 8 deg. 12 min. East a distance of 208.71 feet to the point of beginning on the Pleasant Hill Road right-of-way and containing 7.9 acres more or less. Also, meaning to describe 6.36 acres more or less conveyed to the Edward B. Dunaway and wife, Charlotte M. Dunaway by deed of record in Book 107, Page 276 and 1.5 acres given to Edward B. Dunaway and wife, Charlotte M. Dunaway by warranty deed of record in Book 173 Page 239, in the Chancery Clerk's Office of DeSoto County, Mississippi. Said property being located in the Northeast and Southeast quarter Section of Section 28, Township 2, Range 7.

This deed is subject to rights of way and easements for public roads and public utilities and subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions, restrictive covenants and easements of record.

Grantee shall be responsible for all taxes and possession is to be given upon delivery of this deed.

WITNESS OUR SIGNATURES, this the 27th day of April, 1994.


James M. Segerson


Elaine D. Segerson

Prepared by: Claude M. Purvis
Attorney at Law
291 Losher St.
Hernando, MS 38632
601/429-9671

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above mentioned, appeared James M. Segerson, who being by me first duly sworn deposes and states on his oath that he signed and delivered the above and foregoing Quitclaim Deed as his free and voluntary act and for the purposes therein expressed.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 27th day of April, 1994.

Jeanette B. Martin
NOTARY PUBLIC

My Commission Expires Jan. 2, 1994

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above mentioned, appeared Elaine D. Segerson, who being by me first duly sworn deposes and states on her oath that she signed and delivered the above and foregoing Quitclaim Deed as her free and voluntary act and for the purposes therein expressed.

SWORN TO AND SUBSCRIBED BEFORE ME, this the 27th day of April, 1994.

Jeanette B. Martin
NOTARY PUBLIC

My Commission Expires Jan. 2, 1994