

Lot 14, Whitehaven Village Subdivision, S23, T1, R8W, DeSoto Co.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, WALTER F. BAKER and IDA L. BAKER, do hereby sell, convey and warrant unto RAYMOND C. SHACKELFORD and wife, SUSAN H. SHACKELFORD, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot #14, Whitehaven Village Subdivision, in the Northeast Quarter of Section 23, Township 1, Range 8 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 1, Page 40, of the records in the office of the Chancery Clerk of DeSoto County, Mississippi.

There are expressly excepted from the warranty of this deed: the 1994 tax assessments and liens which attached by operation of law on January 1, 1994, but which taxes are not due and payable until on or after January 1, 1995; any encroachments or matters which an accurate and current survey of said real property might disclose; all public utility and drainage district easements and road right-of-ways lying on, over or across said property; all zoning and subdivision regulations of DeSoto County, Mississippi; subject to the restrictive covenants of the subdivision as recorded in Plat Book 1 at Page 4 in the office of the Chancery Clerk of DeSoto County, Mississippi; and also subject to a first mortgage to Peoples Bank, Senatobia, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to said Grantee or their assigns any deficit on an actual proration.

STATE OF MISSISSIPPI  
DE SOTO CO. CLERK

SEP 8 10 24 AM '94

BK \_\_\_\_\_ PG \_\_\_\_\_  
W.E. BAKER, JR. CLERK

Grantors agree and covenant that they will guarantee full use and working condition of both air conditioners through the calendar year 1994.

WITNESS OUR SIGNATURES, this the 31st day of August, 1994.

Walter F. Baker  
WALTER F. BAKER

Ida L. Baker  
IDA L. BAKER

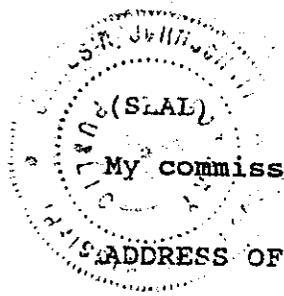
STATE OF MISSISSIPPI  
COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority, in and for county and state aforesaid, the within named, WALTER F. BAKER and IDA L. BAKER, who did acknowledge to me that they signed and delivered the above and foregoing WARRANTY DEED on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN UNDER MY HAND and official seal of office on this the 31st day of August, 1994.

James R. Johnson, III  
TITLE: NOTARY PUBLIC

My commission expires: 7/5/96



ADDRESS OF GRANTOR:

Walter F. Baker  
P.O. Box 3554  
Tupelo, MS 38803  
601-840-9066  
*No BUSINESS PHONE*  
Ida L. Baker  
444 Blair Drive/P.O. Box 10  
Southaven, MS 38671  
601-342-0972  
*NO BUSINESS PHONE*

ADDRESS OF GRANTEE:

970 Boulder Drive  
Southaven, MS 38671  
601-393-4161  
*601-562-6961*

THIS DEED PREPARED BY:

James R. Johnson, III  
309 W. Main Street  
Senatobia, MS 38668  
601-562-5234

STATE NO. 0000000000. *MT*  
*MT*

SEP 14 10 40 AM '94

BK 275 PG 622  
W.E. DAVIS OR GLK.  
*by S. Cleveland*