WILLIAM H. AUSTIN, JR., ET AL, GRANTOR

TO

WARRANTY DEED

ROBERT E. SMITH, ET UX, AND
GEORGE C. PATTERSON, ET UX, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, WILLIAM H. AUSTIN, JR., FLOYD S. ROBERTSON, and ROBERT B. RAMAGE, hereby sells, conveys, and warrants unto the Grantee, ROBERT E. SMITH and wife, PHYLLIS JEAN SMITH, as tenants by the entirety with full rights of survivorship and not as tenants in common, a one-half interest and to GEORGE C. PATTERSON and Wife, DOROTHY J. PATTERSON, as tenants by the entirety with full rights of survivorship and not as tenants in common, the other one-half interest in and to the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE ATTACHED EXHIBIT B FOR LEGAL DESCRIPTION

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi; restrictive covenants which shall run with the land attached hereto as Exhibit A; and rights of way and easements for public roads, flowage, and utilities. Taxes for the current year shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax

STATE MS.-DESOTO CO. FILED
OCT 24 10 59 AM '94
BK 277 PG 462
W.E. DAVIS CH. CLK. By: P. Stanley

bill is rendered. Possession is to be given upon delivery of this deed.

EXECUTED this the 21st day of October, 1994.

WILLIAM H. AUSTIN, JR.

FLOYD S. ROBERTSON

ROBERT B. RAMAGE, GRANTORS

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named WILLIAM H. AUSTIN, JR., FLOYD S. ROBERTSON, AND ROBERT B. RAMAGE, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 21st day of October, 1994.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
12-31-95

GRANTOR'S ADDRESS: P.O. Box 567, Hernando, MS 38632
Home #: (601) 781-3825 Bus #: (601) 429-7888
GRANTEE'S ADDRESS: 4440 Poplar Corner Road, Lake Cormorant, MS 38641 Home #: (601) 781-0096 Bus #: (601) 342-2345

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38632
(601) 429-5277
(901) 521-9292

maustin.wd12

RESTRICTIVE COVENANTS

1. No structure of a temporary nature such as trailers, basements, tents, sheds, garage, barn, motor home, or other out-buildings shall at any time be used, either temporarily or permanently, as a residence.

2. No noxious or offensive trade or activity may be carried on upon the property nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood. No business or trade of a commercial nature may be carried on upon the property. All acreage and houses are to be for residential or agricultural use only.

3. No shell-type or modular-type home will be permitted or erected in this subdivision. All houses must be new construction. No house may be moved into the subdivision from another area except by the written permission of the grantors herein.

4. No building (residence, home, house, dwelling) shall be permitted on any part of the property conveyed herein where the heated area of the main structure, exclusive of open porches and garages, is less than 1050 square feet on the ground floor.

5. No junk vehicles, commercial vehicle, trailer, truck, camper, boat, or other machinery shall be kept on any site unless properly stored in a storage room or garage, and not visible from Austin Road.

6. Construction of any dwelling shall be completed within twelve (12) months from commencement of construction.

Exhibit A

BOUNDARY SURVEY OF A 90.3729 ACRES TRACT

LOCATED IN THE NORTHWEST, SOUTHWEST, SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI

BEGINNING AT A FOUND IRON PIN COMMONLY ACCEPTED AS THE CENTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 9 WEST, THENCE S89° 54'51"W A DISTANCE OF 1313.00 FEET ALONG THE HALF-SECTION LINE TO A POINT MARKED WITH AN IRON PIN, BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE N26° 47'47"E GENERALLY ALONG A FENCE A DISTANCE OF 1144.70 FEET TO A FOUND IRON PIN; THENCE N35° 41'57"W GENERALLY ALONG A FENCE A DISTANCE OF 924.36 FEET (924.00 FEET C) TO A POINT MARKED WITH A FOUND STEEL FENCE POST; THENCE N01° 14'57"E GENERALLY ALONG A FENCE AND PASSING THROUGH A POINT MARKED WITH A FOUND STEEL FENCE POST A DISTANCE OF 867.76 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE S89° 54'51"W ALONG THE NORTH LINE OF SAID SECTION 11 A DISTANCE 1320.19 FEET TO A POINT MARKED WITH AN IRON PIN, SAID POINT BEING THE NORTHWEST CORNER OF SECTION 11; THENCE S00° 03'07"W ALONG THE WEST LINE OF SECTION 11 A DISTANCE OF 2640.00 FEET TO A POINT MARKED WITH AN IRON PIN; THENCE N89° 54'51"E ALONG AN UP AND DOWN FENCE MARKING THE HALF SECTION LINE A DISTANCE OF 1327.00 FEET TO THE POINT OF BEGINNING, CONTAINING 90.3729 ACRES, MORE OR LESS.

GARTRELL

4 P. 483

THIS IS TO CERTIFY THAT THIS PLAT WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OST FND.

EXHIBIT B

1 INCH IRON PIN FOUND