

STATE MS. - DE SOTO CO. v2  
v2  
JUL 28 10 55 AM '95

## DESCRIPTION FOR INDEXING PURPOSES:

1.6166 acre tract described by  
metes and bounds in the SW/4,  
Sec. 30, T1S, R6W, DeSoto Co., MS

BK 288 PG 458  
W.E. DAVIS CH. CLK.  
By: *W. Taylor*

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on August 27, 1986, Harold L. Kieffer, Jr. and Mary L. Kieffer, executed a Deed of Trust to H. Joseph Inderbitzen, Trustee for the use and benefit of Lumbermen's Investment Corporation which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 375 at Page 674 thereof; and

WHEREAS, the legal holder and beneficiary of said deed of trust, in accordance with the terms of said Deed of Trust, substituted LEM ADAMS, III, TRUSTEE, in place and stead of the original Trustee named in said Deed of Trust by Substitution of Trustee which is on file and of record in the office of the aforesaid Chancery Clerk in Book 763 at Page 47 thereof, the said Lem Adams, III, being granted all the rights, powers and privileges of the said original Trustee named in said Deed of Trust; and

WHEREAS, default having been made in the terms and conditions of said Deed of Trust and the entire indebtedness secured thereby having been declared to be due and payable in accordance with the terms of said Deed of Trust, LUMBERMEN'S INVESTMENT CORPORATION, the legal holder of said indebtedness, having requested the undersigned Substitute Trustee to execute the trust and sell said land and property described in said Deed of Trust in accordance with the terms of said Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale; and

WHEREAS, the undersigned Substitute Trustee in accordance with terms of said Deed of Trust and the laws of the State of Mississippi did advertise said sale in the DeSoto County Tribune, a newspaper published in the City of Olive Branch, DeSoto County, State of Mississippi, on the following dates, to-wit: June 14, 21, 28, and July 5, 1995, which is more fully shown by the original

Proof of Publication which is attached hereto as Exhibit "A" and made a part hereof as though fully copied herein in words and figures; and by posting on the 9th day of June, 1995, a copy of the Substitute Trustee's Notice of Sale on the bulletin board of the County Courthouse of DeSoto County, Mississippi; and

WHEREAS, on the 6th day of July, 1995, at the east front door of the DeSoto County Courthouse, at Hernando, Mississippi, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., the undersigned Substitute Trustee did offer for sale at public outcry and did sell to the highest bidder for cash the following described land and property situated in DeSoto County, Mississippi, to-wit:

1.6166 ACRE TRACT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST DESOTO COUNTY, MISSISSIPPI: Begin at a point in the north line of Goodman Road, said point being 1124 feet eastwardly and 40 feet northwardly from the southwest corner of Section 30, Township 1 South, Range 6 West; thence North 83 degrees 45 minutes 00 seconds East 295.47 feet with the north line of Goodman Road to a point; thence north 16 degrees 50 minutes 53 seconds West 154.10 feet to a point; thence North 60 degrees 31 minutes 08 seconds West 91.85 feet to a point; thence South 80 degrees 13 minutes 15 seconds West 77.01 feet to a point; thence North 08 degrees 02 minutes 51 seconds East 147.72 feet to a point; thence South 83 degrees 45 minutes 00 seconds West 108.03 feet to a point; thence South 05 degrees 45 minutes 00 seconds East 348.02 feet to the Pint of Beginning containing 1.6166 acres of land being subject to all codes, subdivision covenants and revisions, easements and rights of ways of record.

WHEREAS, the undersigned Substitute Trustee offered the above described property for sale at public outcry as set forth above, and there appeared at said sale an agent for H & E ENTERPRISES, A MISSISSIPPI PARTNERSHIP, bidding the sum of Seventy Thousand Nine Hundred Twenty-Seven Dollars and Twenty-Eight Cents (\$70,927.28) for all of the above-described property and said property was struck off to H & E ENTERPRISES, A MISSISSIPPI CORPORATION, for said amount, and said bidder was declared the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of Seventy Thousand Nine Hundred Twenty-Seven Dollars and Twenty-Eight Cents (\$70,927.28), cash in hand paid, the receipt of which is hereby acknowledged, LEM ADAMS, III, SUBSTITUTE TRUSTEE, does hereby sell and convey to H & E ENTERPRISES, A MISSISSIPPI PARTNERSHIP, all of the above-described property, conveying only such title as is vested in him as Substitute Trustee.

WITNESS MY SIGNATURE on this the 26th day of July, 1995.

Lem Adams III  
LEM ADAMS, III  
SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF RANKIN

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named LEM ADAMS, III, SUBSTITUTE TRUSTEE in the above and foregoing instrument of writing, who acknowledged to me that he, as said Substitute Trustee, signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26th day of July, 1995.

Patsy J. Wilson  
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES NOV. 19, 1997  
BONDED THRU STEGALL NOTARY SERVICE



Grantor: P. O. Box 400, Brandon, MS 39043 (601) 825-9508

Grantee: P. O. Box 161220, Memphis, TN 38186 - (901) 345-6500 -

PREPARED BY: ADAMS, EDENS & AKERS  
A Professional Association  
POST OFFICE BOX 400  
BRANDON, MISSISSIPPI 39043  
(601) 825-9508



# TRIBUNE

BOOK 288 PAGE 461

P.O. Box 486  
Olive Branch, MS 38654

601-895-6220

D.W. JONES  
PUBLISHER

## Proof of Publication

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said County and State, D.W. Jones  
publisher of the DeSoto County Tribune, a newspaper published in the City of Olive Branch and having a general  
circulation in said County, who being duly sworn, deposed and said that the publication of a notice of which a true copy  
is hereto affixed, has been made in said newspaper for a period of 4 weeks consecutively, as follows, to wit:

In Vol. <u>XXIII</u>	No. <u>29</u>	dated the <u>14th</u>	day of <u>June</u>	19 <u>95</u>
In Vol. <u>XXIII</u>	No. <u>30</u>	dated the <u>21st</u>	day of <u>June</u>	19 <u>95</u>
In Vol. <u>XXIII</u>	No. <u>31</u>	dated the <u>28th</u>	day of <u>June</u>	19 <u>95</u>
In Vol. <u>XXIII</u>	No. <u>32</u>	dated the <u>5th</u>	day of <u>July</u>	19 <u>95</u>
In Vol. _____	No. _____	dated the _____	day of _____	19 _____

and that the DeSoto County Tribune has been published continuously for a period of more than one year.

D.W. Jones  
PUBLISHER

Sworn to and subscribed before me, this 6th  
day of July, 19 95  
(SEAL)

Charlotte Heppner  
NOTARY PUBLIC

MY COMMISSION EXPIRES FEB. 5, 1997

My commission expires \_\_\_\_\_, 19 \_\_\_\_\_  
To Adams, Edens, & Akers  
for taking the annexed publication of 518  
words or the equivalent thereof for a total of Four (4)  
times \$ 119.14, plus \$1.00 for making a proof  
of publication and depositing the same for a total cost  
of \$ 120.14.

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**  
WHEREAS, on August 27, 1986, Harold L. Kieffer, Jr. and Mary L. Kieffer, executed a Deed of Trust to H. Joseph Inderbitzen, Trustee for the use and benefit of Lumbermen's Investment Corporation, which Deed of Trust is on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Deed of Trust Book 375 at Page 674 thereof; and  
WHEREAS, the legal holder of the said Deed of Trust and the note secured thereby, substituted Lem Adams, III, as Trustee therein, as authorized by the terms thereof, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 763 at Page 47 thereof; and  
WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested by the legal holder of the indebtedness secured and described by said Deed of Trust so to do, notice is hereby given that I, Lem Adams, III, Substitute Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, during the legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.) at the east front door of the County Courthouse of DeSoto County, Mississippi, on the 6th day of July, 1995, the following described land and property being the same land and property described in said Deed of Trust, situated in DeSoto County, State of Mississippi, to-wit:

1.6166 ACRE TRACT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 6 WEST DESOTO COUNTY, MISSISSIPPI: Begin at a point in the north line of Goodman Road, said point being 1124 feet eastwardly and 40 feet northwardly from the southwest corner of Section 30, Township 1 South, Range 6 West; thence North 83 degrees 45 minutes 00 seconds East 295.47 feet with the north line of Goodman Road to a point; thence north 16 degrees 50 minutes 53 seconds West 154.10 feet to a point; thence North 60 degrees 31 minutes 08 seconds West 91.85 feet to a point; thence South 80 degrees 13 minutes 15 seconds West 77.01 feet to a point; thence North 08 degrees 02 minutes 51 seconds East 147.72 feet to a point; thence South 83 degrees 45 minutes 00 seconds West 108.03 feet to a point; thence South 05 degrees 45 minutes 00 seconds East 348.02 feet to the Point of Beginning containing 1.6166 acres of land being subject to all covenants, subdivision covenants and revisions, easements and rights of ways of record.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.  
WITNESS my signature, on this the 6th day of June, 1995.

/s/ Lem Adams, III  
Substitute Trustee  
Prepared by:  
Adams, Edens & Akers  
A Professional Association  
Post Office Box 400  
Brandon, Mississippi 39043  
(601) 825-9508  
June 14, 21, 28, July 5-00c.

EXHIBIT "A"