

BOOK 290 PAGE 403

Prepared By:
BIDGFORTH & BUNTIN
P. O. Box 241
Southaven, MS 38671
393-4450

WARRANTY DEED

STEPHEN STANSELL

STATE MS - DE SOTO CO.

GRANTOR (S)

TO

SEP 12 4 42 PM '95

BULLFROG CORNER DEVELOPMENT, L.L.C.,
A LIMITED LIABILITY COMPANY

BK 290 PG 403
W.E. DAVIS CH. CLK.
By B Cleveland

GRANTEE (S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, STEPHEN STANSELL, do hereby sell, convey and warrant unto BULLFROG CORNER DEVELOPMENT, L.L.C., a Limited Liability Company, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

PARCEL I

A 23.41, more or less, acre tract of land being known as Lot No. 1 of the Second Revision to Stansell 3-Lot being located in the southeast quarter of the southwest quarter and part of the southwest quarter of southwest quarter of Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi. As of record in Plat Book 45, pages 11 and 12.

Begin at a fence Rail (found) said Rail being North 05 degrees 18 minutes 18 seconds West 65.00 feet and South 84 degrees 41 minutes 42 seconds West 671.96 feet from the Southeast corner of the Southwest Quarter of Section 21, Township 1 South, Range 8 West; thence North 03 degrees 22 minutes 56 seconds West 290.01 feet along the west line of Lot No. 4 of Second Revision to Stansell 3-Lot Subdivision to a Fence Rail (found); thence North 84 degrees 32 minutes 10 seconds East 175.12 feet along the northerly line of said lot and along the southerly line of a thirty foot Ingress-Egress easement as shown on said subdivision plat to a Fence Rail (found); thence North 03 degrees 22 minutes 28 seconds West 30.02 feet along the westerly line of Lot No. 3 and thru the existing thirty foot Ingress-Egress easement of said subdivision to a Fence Rail (found); thence North 84 degrees 38 minutes 32 seconds East 122.59 feet along the northerly line of Lot No. 3 to a P.K. Nail (set); thence North 45 degrees 21 minutes 37 seconds East 98.10 feet along the northerly line of said easement and the northerly line of said lot to a Fence Rail (found); thence North 02 degrees 19 minutes 00 seconds West 391.20 feet along the westerly line of Lot No. 5 to a Fence Rail (found); thence South 61 degrees 26 minutes 30 seconds East 176.57 feet along the northerly line of Lot No. 5 to a Fence Rail (found); thence North 02 degrees 19 minutes 00 seconds West 67.60 feet to a Fence Rail (found); thence South 87 degrees 31 minutes 00 seconds East 45.00 feet to a point; thence North 02 degrees 19 minutes 00 seconds West 44.81 feet along the westerly right-of-way of U.S. Highway 51 to a point; thence along the approximate centerline of an open bank ditch the following calls; North 66 degrees 36 minutes 03 seconds West 139.39 feet to a point; thence North 80 degrees 28 minutes 15 seconds West 185.88 feet to a point; thence North 73 degrees 42 minutes 21 seconds West 383.15 feet to a point; thence South 39 degrees 22 minutes 00 seconds West 186.83 feet to a point; thence South 56 degrees 12 minutes 00 seconds West 107.70 feet to a point; thence South 84 degrees 51 minutes 00 seconds West 100.70 feet to a point; thence South 87 degrees 39 minutes 00 seconds West 101.40 feet to a point; thence North 87 degrees 25 minutes 00 seconds West 103.30 feet

to a point; thence North 63 degrees 19 minutes 35 seconds West 53.79 feet to a point; thence North 82 degrees 40 minutes 36 seconds West 221.90 feet to a Fence Rail (found); thence South 06 degrees 15 minutes 00 seconds East 923.81 feet to a Fence Rail (found); thence North 84 degrees 41 minutes 42 seconds East 156.00 feet along the northerly right-of-way line of Mississippi Highway 302 to a Fence Rail (found); thence North 76 degrees 42 minutes 42 seconds East 35.40 feet along said right-of-way to a Fence Rail (found); thence North 84 degrees 41 minutes 42 seconds East 90.00 feet along said right-of-way to a Fence Rail (found); thence South 89 degrees 01 minutes 39 seconds East 277.20 feet along said right-of-way to a Fence Rail (found); thence North 84 degrees 41 minutes 42 seconds East 277.00 feet to the point of beginning containing 23.41, more or less, acres being subject to all codes, regulations, revisions, restrictions and right-of-ways of record

PARCEL 2

1.17, more or less, acres tract of land being known as Lot No. 4 of the 2nd Revision to Stansell 3-lot subdivision being located in the Southwest Quarter of Section 26, Township 1 South, Range 8 West, Horn lake, DeSoto County, Mississippi, and is further described by metes and bounds as follows, to-wit: (Plat Book 45, pages 11 & 12)

Beginning at the Southeast corner of the Southwest Quarter of Section 26, Township 1 South, Range 8 West, said point being the intersection of centerlines of U. S. Highway 51 and Goodman Road, said point also being a P. K. Nail; thence South 84 degrees 41 minutes 42 seconds West 303.41 feet to a point; thence North 05 degrees 18 minutes 18 seconds West 65.00 feet to a point; thence south 84 degrees 41 minutes 42 seconds West 193.45 feet a point; said point being the True Point of Beginning for the herein described tract of land; thence continue South 84 degrees 41 minutes 42 seconds West 175.10 feet to an iron stake (found); thence North 03 degrees 22 minutes 28 seconds West 290.01 feet to an iron stake (found); thence North 84 degrees 32 minutes 10 seconds East 175.12 feet to an iron stake (found); thence South 03 degrees 22 minutes 28 seconds East 290.50 feet to the true Point of Beginning, containing 1.17, more or less, acres of land (50,795 Square Feet) being subject to all codes, regulations and restrictions, easements, and right of way of record. The above described tract also has access to the following Ingress-Egress Easement.

Begin at a point being at the southwest corner of the above described 1.17 acre tract of land, said point being the True Point of Beginning for the herein described tract; thence North 03 degrees 22 minutes 28 seconds West 290.01 feet to a point; thence North 84 degrees 32 minutes 10 seconds East 175.12 feet to a point; thence North 03 degrees 22 minutes 28 seconds West 30.02 feet to a point; thence South 84 degrees 32 minutes 10 seconds West 237.60 feet to a point; thence South 03 degrees 22 minutes 28 seconds East 320.30 feet to a point of curvature; thence southwestwardly 19.21 feet along a curve to the right having an internal radius of 12.50 feet (Chord distance = 17.37 feet, Chord Bearing = South 40 degrees 39 minutes 37 seconds West) to a point; thence North 84 degrees 41 minutes 42 seconds East 74.62 feet to the True Point of Beginning; and containing 0.58 acres, or 25,365 Square Feet, more or less.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning

regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Possession is to be given with delivery of Deed.

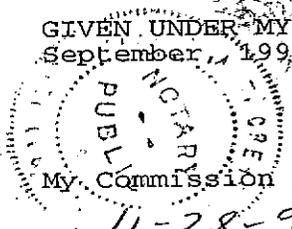
WITNESS our signatures this 12th day of September, 1995.

STEPHEN STANSELL

STATE OF MISSISSIPPI
COUNTY OF DESOTO,

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named STEPHEN STANSELL, 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 and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this 12th day of September, 1995.



Barbara J. Crosslow
Notary Public

My Commission Expires:
11-28-96

Grantors' Address:

RR6, Box 112
Hardy, Arkansas 72542
(H) 501/931-6007
(B) Same

Grantees' Address:

112 Sheffield Loop, Suite D
Hattiesburg, MS 39402
(B) 601/264-0403