

ROW005A

BOOK 294 PAGE 706

97114003.WA
Forrest B. Greer, et ux
Exie Lee Greer
003-1-00-W

06-21-95 cw

DEC 22 1996

Do not record above this line

WARRANTY DEED

STATE MS.-DESOTO CO.
FILED

JAN 10 1 21 PM '96

BK 294 PG 706
W.F. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of One Hundred Twenty-five Thousand and

-----No /100 Dollars (\$ 125,000.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

TOWNSHIP 1 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI

Section 28; all that part of Lot 4-A, First Revision.
Perry Estate Subdivision, City of Olive Branch.

PARCEL NO. 1

Begin at the point of intersection of the present Northerly right-of-way line of Mississippi Highway No. 302 with the West line of grantors property, the West line of Section 28, Township 1 South, Range 6 West and the West line of Lot 4-A, First Revision Perry Estate Subdivision, City of Olive Branch as shown on the plats for State Project No. 97-0021-01-014-10; from said point of beginning run thence North along said West property line, a distance of 58.644 meters (192.40 feet); thence run Northeasterly along a line that is 38.0 meters (124.67 feet) Northwesterly of and measured radially to the centerline of survey of said project, an arc distance of 87.512 meters (287.11 feet); thence run North 65° 45' East, a distance of 126.547 meters (415.18 feet) to a point that is 38.0 meters (124.67 feet) Northwesterly of and perpendicular to the centerline of survey as shown on the plats for said project at Highway Survey Station 119+25.00, said point being hereby designated as Point "A" for future reference; thence run North 65° 45' East, a distance of 19.163 meters (62.87

feet) to the East line of grantors property and the East line of Lot 4-A of said Subdivision, said point being hereby designated as Point "B" for future reference; thence run South 00° 45' West along said East property line, a distance of 115.816 meters (379.97 feet); thence run South 89° 52' West, a distance of 70.896 meters (232.60 feet) to a point that is 38.0 meters (124.67 feet) Southeasterly of and perpendicular to the centerline of survey as shown on the plats for said project at Station 116+15; thence run South 65° 45' West, a distance of 32.059 meters (105.18 feet); thence run Southwesterly, an arc distance of 20.141 meters (66.08 feet) to a West line of grantors property; thence run North 00° 00' East along said West property line, a distance of 54.162 meters (177.70 feet); thence run West, a distance of 60.960 meters (200.0 feet); thence run South, a distance of 66.385 meters (217.80 feet) to the present Northerly right-of-way line of Mississippi Highway No. 302; thence run North 89° 26' West along the present Northerly right-of-way line of said highway, a distance of 33.719 meters (110.63 feet) to the point of beginning and containing 153,081.100 square feet, 1.422 hectares (3.51 acres, more or less).

Together with any and all abutters rights of access, if any, in, to, over, on and across the above described parcel of land, except that such remaining property shall have access between Point "A" and Point "B" as designated above.

PARCEL NO. 2

Begin at the point of intersection of the West line of grantors property, the West line of Section 28, Township 1 South, Range 6 West and the West line of Lot 4-A, First Revision Perry Estate Subdivision, City of Olive Branch with the Northerly line of grantors property and the center of a creek (known as Camp Creek) as shown on the plats for State Project No. 97-0021-01-014-10; from said point of beginning run thence Northeasterly along the center of said creek, a distance of 178.780 meters (586.55 feet); thence run North 85° 37' East, a distance of 70.563 meters (231.51 feet) to the East line of grantors property and the East line of Lot 4-A of said Subdivision; thence run South 00° 45' West along said East property line, a distance of 24.869 meters (81.59 feet); thence run South 65° 45' West along a line that is 38.0 meters (124.67 feet) Northwesterly of and perpendicular to the centerline of survey of said project, a distance of 145.710 meters

(478.05 feet); thence run Southwesterly along a line that is 38.0 meters (124.67 feet) Northwesterly of and measured radially to the centerline of survey of said project, a distance of 87.512 meters (287.11 feet) to the West line of grantors property and the West line of Lot 4-A of said Subdivision; thence run North along said West property line, a distance of 8.732 meters (28.65 feet) to the point of beginning and containing 84,332.426 square feet, 0.783 hectares (1.94 acres, more or less).

Parcels No. 1 and No. 2 contain in the aggregate of 237,413.526 square feet, 2.205 hectares (5.45 acres, more or less).

All of the above parcels being situated in and a part of the Southwest 1/4 of the Southwest 1/4, all that part of Lot 4-A, First Revision Perry Estate Subdivision, City of Olive Branch.

This conveyance includes all improvements located on the above described land and partially on Grantor's remaining land. The Grantee herein, its Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantors remaining land for removing or demolishing the aforesaid improvements. The Consideration herein named is in full payment of all said improvements. The Grantor(s) agree to surrender full possession of all said property on or before March 19, 1996.

The grantor herein further warrants that the above described property is ~~no~~ part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The Consideration named herein, while not limited to such, does include payment for any and all timber located on the conveyed lands.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness Exie Lee Greer signature the 19 Day of December, A.D.,
1995.

Ined Smith, Witness

Forrest B Greer
Exie Lee Greer

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 97-0021-01-014-10

Grantor Address:
8104 Goodman
Oliver Branch, MS. 38654
Phone Number: 895-5847
Business Number: NONE

In the case of proof of execution of the instrument made by a
subscribing witness:

STATE OF MISSISSIPPI
County of _____

Personally appeared before me, the undersigned authority, _____
FRED SMITH, one of the subscribing witnesses to the
foregoing instrument, who being first duly sworn, deposeth and saith
that he saw the within named Forest B. Greer and _____
Exie Lee Greer, whose name's ARE subscribed hereto, sign
and deliver the same to the said Mississippi Transportation Commission,
a body corporate by statute, that he, this affiant, subscribed his name
as witness thereto in the presence of the said _____
Forest B. Greer and Exie Lee Greer on
the day and year therein mentioned.

Fred Smith
Affiant

Sworn to and subscribed before me this the 19th day of Dec
_____, A.D., 1995.

Janice Houston
Notary Title

(PLACE SEAL HERE)

My commission expires 8-25-98