

ROW005A

97114005.WA
Roy M. Voyles, et ux
Iris D. Voyles
005-1-00-W

BOOK 295 PAGE 276

06-21-95 CW

DEC 22 1995
STATE MS. - DESOTO CO.

Do not record above this line

JAN 23 2 25 PM '96

WARRANTY DEED

BK 295 PG 276
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of ONE HUNDRED FIFTEEN
thousand, SIX hundred Thirty Seven AND ^{NO} 100 Dollars (\$115,637.00)

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 3, First Revision Perry
Estate Subdivision, City of Olive Branch.

Begin at the point of intersection of the present Northerly
right-of-way line of Mississippi Highway No. 302 with the
East line of grantors property and the East line of Lot 3,
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
89° 26' West along said present Northerly right-of-way
line, a distance of 118.173 meters (387.71 feet) to the
West line of grantors property and the West line of Lot 3
of said Subdivision, said point being hereby designated as
Point "C" for future reference; thence run North 52° 37'
East, a distance of 58.382 meters (191.54 feet) to a point
that is 18.0 meters (59.06 feet) Southwesterly of and
measured radially to the centerline of survey of connection
"A" as shown on the plats for said project at Station
12+73, said point being hereby designated as Point "D" for
future reference; thence run South 89° 52' West, a
distance of 45.931 meters (150.69 feet) to the West line of
grantors property and the West line of Lot 3 of said
Subdivision; thence run North 00° 45' East along said West

property line, a distance of 115.816 meters (379.97 feet) to the proposed Northwesterly right-of-way line of Mississippi Highway No. 302, said point being hereby designated as Point "B" for future reference; thence run North 65° 45' East along the proposed Northwesterly right-of-way line of said highway, a distance of 3.697 meters (12.13 feet), said point being hereby designated as Point "BB" for future reference; thence run North 65° 45' East continuing along the proposed Northwesterly right-of-way line of said highway, a distance of 126.690 meters (415.65 feet) to the East line of grantors property and the East line of Lot 3 of said Subdivision; thence run South 00° 45' West along said East property line to the proposed Southeasterly right-of-way line of Mississippi Highway No. 302, a distance of 83.855 meters (275.12 feet); thence run South 65° 45' West along the proposed Southeasterly right-of-way line of said highway, a distance of 30.294 meters (99.39 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 Highway Survey Station 122+00; thence run South 27° 55' West, a distance of 49.659 meters (162.92 feet); thence run Southeasterly, an arc distance of 41.460 meters (136.02 feet) to a point that is 18.0 meters (59.06 feet) Northeasterly of and measured radially to the centerline of survey of connection "A" as shown on the plats for said project at Station 14+00, said point being hereby designated as Point "E" for future reference; thence run Southeasterly, an arc distance of 22.822 meters (74.88 feet) to the East line of grantors property and the East line of Lot 3 of said Subdivision, said point being hereby designated as Point "F" for future reference; thence run South 00° 45' West along said East property line, a distance of 25.524 meters (83.74 feet) to the point of beginning and containing 185,826.209 square feet, 1.726 hectares (4.27 acres, more or less).

All of the above parcel being situated in and a part of the Southwest 1/4 of the Southwest 1/4, part of Lot 3, First Revision Perry Estate Subdivision, City of Olive Branch.
PLAT BOOK 21 - PAGE 9.

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 "C" and Point "D", and between Point "B" and Point "BB", and between Point "E" and Point "F" as designated above.

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RMV
IDV

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.

RMV
FS
IDV

This conveyance includes all buildings and other improvements located on the lands hereby conveyed, and the Grantors agree to surrender full possession of all of said property on or before MARCH 20, 1996.

RMV
FS
IDV

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

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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 their signature the 20 Day of December, A.D., 1995.

Ined Smith, Witness

Roy Voyles
Iris D. Voyles

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:
11850 Whispering Pines
Olive Branch, Ms 38654

Phone Number: 601 893 4665
Business Number: N/A

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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, deposed and saith
that he saw the within named ROY VOYLES and _____
IRIS D. VOYLES, whose name 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 _____
ROY VOYLES and IRIS D. VOYLES on
the day and year therein mentioned.

Fred Smith

Affiant

Sworn to and subscribed before me this the 20th day of _____
December, A.D., 1995.

Shannon E. Livingston
Loan secretary Title

(PLACE SEAL HERE)

My commission expires _____ My Commission Expires March 9, 1999

