

JAMES E. MITCHELL, ET UX,
GRANTORS

STATE MS.-DESOTO CO.
FILED

BOOK 297 PAGE 120

TO

MAR '8 11 28 AM '96

WARRANTY DEED

ROBERT R. MARSHALL, ET UX,
GRANTEES

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FOR AND IN CONSIDERATION OF Ten Dollars, (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, We, JAMES E. MITCHELL and wife, SHERRY MITCHELL, do hereby sell, convey and warrant unto ROBERT R. MARSHALL and wife, MINNIE M. MARSHALL, as tenants by the entirety with full rights of survivorship, the land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

Commencing at the northeast corner of the northwest corner of Section 28, Township 2 South, Range 5 West; thence N 84 deg. 37' 13" W a distance of 55.44 feet to a point on the south right-of-way of old U.S. Hwy. 78; thence in a southeasterly direction along said right-of-way 2720.38 feet to the true point of beginning; thence S 58 deg. 42' 12" E continuing along said right-of-way a distance of 267.00 feet to a point marked with an iron pin; thence S 05 deg. 41' 27" W (S 06 deg. 32' 40" W-called) a distance of 199.85 feet (202.03 feet-called) to a point marked with an iron pin; thence N 84 deg. 35' 51" W (N 84 deg. 33' 48" W-called) a distance of 227.00 feet to a point marked with an iron pin; thence N 03 deg. 11' 49" E (N 03 deg. 43' 05" W-called) a distance of 316.68 feet (318.77 feet-called) to the point of beginning; continuing 1.38 acres (1.50 acres-called), more or less. Property located in the northeast and southeast quarters of the northeast quarter of Section 28, Township 2 South, Range 5 West. (Pigeon Roost Road is on the eastern portion of the property as shown on the plat of survey dated Feb. 14, 1996 and performed by Jones-Davis & Associates, Inc. Calls to section corner are from deed of record and were not surveyed on the ground.) Located at the Northeast Quarter.

The warranty in this deed is subject to subdivision and zoning regulations in effect in Desoto County, Mississippi, rights of way and easements for public roads and public utilities and covenants of record.

Taxes for the year 1996 to be pro-rated and possession to be given upon delivery of this deed.

WITNESS OUR SIGNATURES this the 21st day of February, 1996.

James E. Mitchell
JAMES E. MITCHELL

Sherry Mitchell
SHERRY MITCHELL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named James E. Mitchell and Sherry Mitchell, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as their free and voluntary act and deed.

GIVEN UNDER MY HAND and official seal of office, this 21st of February, 1996.

Cana L. Howell
NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES April 13 1997
BONDED THRU HEIDEN-MARCHETTI INC.

GRANTORS' ADDRESS AND PHONE NUMBERS: (H) 794-4432 (W) none
P. O. Box 126, Red Banks, MS 38661

GRANTEES' ADDRESS AND PHONE NUMBERS: (H) 252-9955 (W) 838-5251
1755 Pigeon Roost, Byhalia, MS 38611

PREPARED BY & RETURN TO: Attorney Leslie Shumake (601) 895-5565
P.O. Box 803, Olive Branch, MS 38654