

ROW005A

97116030.XA  
Joe Payne, et ux  
Mary Payne  
030-0-00-X

BOOK 298 PAGE 696  
7-13-95 ds

STATE MS.-DESOTO CO.  
FILED

APR 10 10 21 AM '96

Do not record above this line

WARRANTY DEED

BK 298 PG 696  
W.E. DAVIS CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Two Hundred and -----  
-----No/100 Dollars (\$ 200.00 )

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 5 WEST, DESOTO COUNTY,  
MISSISSIPPI

SECTION 33:

Begin at the point on the proposed Southerly right-of-way  
line of Mississippi Highway No. 302 that is 38.0 meters  
(124.67 feet) Southerly of and perpendicular to the  
centerline of survey as shown on the plats for State  
Project No. 97-0021-01-016-11; from said point of beginning  
run thence South 89° 42' East along the proposed Southerly  
right-of-way line of said highway, a distance of 89.916  
meters (295.0 feet); thence run South 00° 34' West, a  
distance of 19.327 meters (63.41 feet); thence run North  
89° 46' West, a distance of 89.916 meters (295.0 feet);  
thence run North 00° 34' East, a distance of 19.434 meters  
(63.76 feet) to the point of beginning and containing  
18,756.029 square feet, 0.174 hectares (0.43 acres), more  
or less.

All of the above being situated in and a part of the  
Northwest 1/4 of the Northeast 1/4.

The grantor herein further warrants that the above described property is ~~no~~ <sup>LR MP</sup> 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.

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 February 29, 1996.

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

Each Grantor <sup>LR MP</sup> hereof authorizes and directs the Grantee to pay all of the above named consideration to Mary B. Payne, and Mary B. Payne's receipt thereof shall be the same as if receipted for by the Grantor(s) hereof.

Grantor herein <sup>LR MP</sup> acknowledges that he/she is one of seven surviving heirs at law of Joe Payne, deceased, said heirs being Mary B. Payne, Gerald McNeil Payne, Joe McNeil Payne, Jr., Monice del Payne, Lawrence Kirby Payne, Darwin Dewayne Payne, and Derrick Darnell Payne.

By this instrument Monice Del Payne is conveying all his/her right, title and interest in and to the above described property.

<sup>LR</sup>  
<sup>MP</sup>

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 X signature 5 the March Day of 96, A.D.,

19 96.

Monice Del Payne 3,5,96

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. 97-0021-01-016-11

Grantor Address:  
Monice Del Payne  
2028 North West 5th PL.  
Miami, FL 33127  
Phone Number: 305-576-0253  
Business Number: None

In the case of natural persons acting in their own right:

STATE OF Florida  
COUNTY OF Dade

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5 day of March, 1996 within my jurisdiction, the within named Monicee Del Payne

who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

[Signature] (NOTARY PUBLIC)

My commission expires:

5/21/96

