

ROBERT A. WHITTEN, ET UX )  
TO )  
JO BAR, INC. )

GRANTORS

JUL 2 2 12 PM '96

WARRANTY DEED

GRANTEE

BK 303 PG 267  
W.E. DAVIS CH. CLK.

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, ROBERT A. WHITTEN, being the same person as R. A. WHITTEN, and wife, EVELYN A. WHITTEN do hereby sell, convey and warrant unto JO BAR, INC., A MISSISSIPPI CORPORATION, the following described TWENTY ONE (21) ACRES, MORE OR LESS, lying and being situated in DESOTO COUNTY, MISSISSIPPI:

TRACT ONE: LYING AND BEING SITUATED IN THE NORTHWEST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 84 DEGREES 30 MINUTES EAST A DISTANCE OF 1320 FEET TO A POINT; THENCE SOUTH 5 DEGREES 30 MINUTES EAST A DISTANCE OF 1177.5 FEET TO A POINT; THENCE SOUTH 84 DEGREES 30 MINUTES WEST A DISTANCE OF 1738.3 FEET TO AN IRON PIN; THENCE NORTH 5 DEGREES 30 MINUTES WEST A DISTANCE OF 1491 FEET TO AN IRON PIN; THENCE NORTH 84 DEGREES 30 MINUTES EAST A DISTANCE OF 418.3 FEET TO AN IRON PIN; THENCE SOUTH 5 DEGREES 30 MINUTES EAST A DISTANCE OF 313.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 50 ACRES, MORE OR LESS, AS SHOWN BY SURVEY OF J. E. LAUDERDALE MADE IN DECEMBER 1958, AND BEING THE SAME LANDS CONVEYED BY DEED OF RECORD IN DEED BOOK 47 AT PAGE 65 OF THE LAND RECORDS OF SAID COUNTY AND STATE.

TRACT TWO: THE FOLLOWING LANDS LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 2 RANGE 7, DESOTO COUNTY, MISSISSIPPI:

COMMENCING AT A POINT THAT IS 313.5 FEET NORTH 5 DEGREES 30 MINUTES WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 84 DEGREES 30 MINUTES WEST A DISTANCE OF 600.33 FEET TO AN IRON PIN, FOR THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 5 DEGREES 30 MINUTES EAST A DISTANCE OF 1281 FEET TO AN IRON PIN; THENCE SOUTH 84 DEGREES 30 MINUTES WEST A DISTANCE OF 1188.8 FEET TO AN IRON PIN; THENCE SOUTH 5 DEGREES 30 MINUTES EAST A DISTANCE OF 210 FEET TO A POINT; THENCE NORTH 84 DEGREES 30 MINUTES EAST A DISTANCE OF 1460.8 FEET TO A POINT; THENCE NORTH 5 DEGREES 30 MINUTES WEST A DISTANCE OF 1491 FEET TO A POINT; THENCE SOUTH 84 DEGREES 30 MINUTES WEST A DISTANCE OF 272 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15 ACRES, MORE OR LESS, AS SURVEYED BY J. E. LAUDERDALE IN JULY OF 1959, AND BEING THE SAME LANDS CONVEYED BY DEED OF RECORD IN DEED BOOK 47 AT PAGE 67 OF THE LAND RECORDS OF DESOTO COUNTY, MISSISSIPPI.

TRACT THREE: THE FOLLOWING LANDS LYING AND BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 35 TOWNSHIP 2 RANGE 7 West DESOTO COUNTY, MISSISSIPPI:

40 ACRES LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 313.5 FEET NORTH OF THE SOUTHEAST CORNER OF

THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 84 DEGREES 30 MINUTES WEST A DISTANCE OF 1107.6 FEET TO AN IRON PIN; THENCE NORTH 5 DEGREES 30 MINUTES WEST A DISTANCE OF 1590 FEET TO AN IRON PIN; THENCE NORTH 84 DEGREES 30 MINUTES EAST A DISTANCE OF 1107.6 FEET TO A POINT; THENCE SOUTH 5 DEGREES 30 MINUTES EAST A DISTANCE OF 1590 FEET TO THE POINT OF BEGINNING AND CONTAINING 40 ACRES, MORE OR LESS, EXCLUSIVE OF 0.43 ACRES EMBRACED IN A CEMETERY ON THE NORTH LINE OF SAID TRACT AND EMBRACED WITHIN SAID METES AND BOUNDS DESCRIPTION AS SURVEYED BY J. E. LAUDERDALE IN DECEMBER 1958.

TRACT FOUR: 14 ACRES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS 660 FEET NORTH 5 DEGREES 30 MINUTES WEST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 84 DEGREES 30 MINUTES EAST A DISTANCE OF 21.3 FEET TO AN IRON PIN, THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 84 DEGREES 30 MINUTES EAST A DISTANCE OF 638.7 FEET TO AN IRON PIN; THENCE NORTH 5 DEGREES 30 MINUTES WEST A DISTANCE OF 737.88 FEET TO A POINT; THENCE NORTH 84 DEGREES 30 MINUTES EAST A DISTANCE OF 100.9 FEET TO A POINT; THENCE NORTH 5 DEGREES 30 MINUTES WEST A DISTANCE OF 210 FEET TO AN IRON PIN; THENCE SOUTH 84 DEGREES 30 MINUTES WEST A DISTANCE OF 626 FEET TO THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTHWARDLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 931.4 FEET TO THE POINT OF BEGINNING AND CONTAINING 14 ACRES, MORE OR LESS, AS SURVEYED BY J. E. LAUDERDALE IN JULY 1959.

SAID TRACTS 3 AND 4 ARE THE SAME LANDS AS THOSE CONVEYED BY DEED OF RECORD IN DEED BOOK 47 AT PAGE 68 OF THE LAND RECORDS OF DESOTO COUNTY, MISSISSIPPI.

LESS AND EXCEPT LOTS 1 AND 2, WHITTEN ACRES, FIRST REVISION, AS DESCRIBED IN PLAT BOOK 23 PAGE 22; LOTS 3 AND 4, SECTION B, FIRST REVISION, WHITTEN ACRES, AS DESCRIBED IN PLAT BOOK 27 AT PAGE 45; THOSE LANDS CONVEYED BY DEED OF RECORD IN DEED BOOK 128 AT PAGE 573; THOSE LANDS CONVEYED BY DEED OF RECORD IN DEED BOOK 172 AT PAGE 80 AND BY DEED OF RECORD IN DEED BOOK 173 PAGE 137, ALL LOCATED IN THE OFFICE OF THE CHANCERY CLERK OF SAID COUNTY AND STATE AND TO WHICH REFERENCE IS HEREBY MADE.

IT IS THE INTENT OF THE GRANTORS TO HEREBY CONVEY UNTO THE GRANTEE THEIR TITLE IN AND TO THE GRANTORS' REMAINING LANDS LYING WITHIN SAID SECTION.

The warranty of this deed is subject to any encroachment or matter, including any discrepancy in area or boundary, which an accurate and current survey of said real property might disclose; to any road and/or utility easement or right-of-way lying in, on over or across said lands; to any applicable zoning and/or subdivision ordinance and/or regulation of DeSoto County, Mississippi; to the maintenance agreement set forth and described in said deed of record in Deed Book 173 at Page 137.

By way of explanation the easement conveyed by said deed of record in Deed Book 128 at Page 573 has reverted unto the Grantors in accord with the conditions thereof.

Possession shall be given on or before 8 July 1996. The Grantors shall be thereafter allowed a reasonable time to remove personal property from storage buildings located upon said lands.

Taxes for for the year 1996 shall be prorated among the parties.

WITNESS OUR SIGNATURES this the 28<sup>th</sup> day of June, 1996.

Robert A. Whitten  
ROBERT A. WHITTEN  
Evelyn A. Whitten  
EVELYN A. WHITTEN

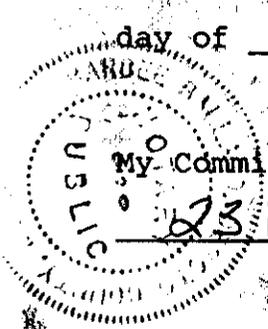
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named ROBERT A. WHITTEN AND WIFE EVELYN A. WHITTEN who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 28<sup>th</sup>

day of June, 1996.

Brenda Barber Ballard  
NOTARY PUBLIC



My Commission Expires:  
23 Feb 99

ADDRESS OF GRANTORS:

1447 TARA  
HERNANDO, MS 38632  
Res. Phone No.: 601-429-4883  
Bus. Phone No.: NONE

ADDRESS OF GRANTEE:

70 Malone Rd.  
HERNANDO, MS 38632  
Res. Phone No.: 601-429-8237  
Bus. Phone No.: 601-429-8237

This instrument prepared by:

William W. Ballard  
2310 Elm Street  
Hernando, MS 38632  
601-429-7886