

Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(601) 393-4450

BOOK **304** PAGE **456**

STATE MS.-DE SOTO CO.

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JUL 31 1 29 PM '96

WARRANTY DEED

LEO A. ANDREOLI, ET UX

BK 304 PG 456
W.E. DAVIS CH. CLK. GRANTOR(S)

TO

AUDREY ANNE FLOYD LANDERS

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, LEO A. ANDREOLI and wife, GLORIA K. ANDREOLI, do hereby sell, convey and warrant unto AUDREY ANNE FLOYD LANDERS the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

PARCEL I

Part of the Northwest Quarter of Section 2, Township 4 South, Range 8 West, and more particularly described as follows:

Beginning at the point on the West line of the east half of the Northwest quarter of said Section 2, said point of beginning being 25 feet south of the Southwest corner of the northeast quarter of the Northwest Quarter of said Section 2; thence run North 5 degrees 10 minutes 49 seconds West a distance of 689.43 feet along said West line of said east half of said east half of said Northwest quarter section to a point on the south line of the Holloway property; thence run North 80 degrees 01 minutes 34 seconds East a distance of 48.37 feet to a point in a barb wire fence; thence run South 10 degrees 42 minutes 34 seconds East a distance of 160.71 feet along said barb wire fence to a point; thence run South 14 degrees 12 minutes 38 seconds East a distance of 25.50 feet along said barb wire fence to a point; thence run South 8 degrees 02 minutes 13 seconds east a distance of 46.92 feet along said barb wire fence to a point; thence run South 10 degrees 17 minutes 07 seconds East a distance of 154.75 feet along said barb wire fence to a point; thence run South 2 degrees 09 minutes 30 seconds east a distance of 61.33 feet along said barb wire fence to a point; thence run South 10 degrees 28 minutes 16 seconds East a distance of 121.77 feet along said barb wire fence to a point; thence run South 14 degrees 11 minutes 48 seconds east a distance of 60.67 feet along barb wire fence to a point ; thence run South 6 degrees 07 minutes 21 seconds East a distance of 63.58 feet along said barb wire fence to a point; thence run south 84 degrees 04 minutes 04 seconds West a distance of 102.35 feet to the point of beginning and containing 1.23 acre, more or less. All bearings are magnetic.

PARCEL II

Part of the Northwest Quarter of Section 2, Township 4 South, Range 8 West, and more particularly described as follows:

COMMENCE at the intersection of the centerlines of Robertson-Gin Road and Ranch Road; thence run southwardly along the centerline of said Robertson-Gin Road a distance of 1358 feet to a point; thence run North 84 degrees 11 minutes 08 seconds East a distance of 40.01 feet to a point of Beginning; said point being on the East right of way of said Robertson-Gin Road and 25 feet south of the south line of the northwest quarter of the Northwest Quarter of said section 2; thence run North 84 degrees 11 minutes 08 seconds East a distance of 1236.58 feet parallel to said south line to a point on the West line of the R. L. Thompson property, said point being 25 feet south of the southeast corner of said quarter quarter section; thence run North 5 degrees 10 minutes 49 seconds West a distance of 689.43 feet along said Thompson west line to a point on the East line

of said quarter quarter section, said point being the southeast corner of the Holloway property; thence run South 84 degrees 02 minutes 56 seconds West a distance of 451.70 feet along the south line of said Holloway property to the northeast corner of the Wells property; thence run South 6 degrees 15 minutes 03 seconds East a distance of 200.00 feet along the east line of said Wells property to the southeast corner of said property; thence run South 84 degrees 00 minutes 30 seconds West a distance of 336.00 feet along the South line of said Wells property to the northeast corner of the Wilson property; thence run South 6 degrees 00 minutes 30 seconds East a distance of 247.00 feet along the east line of said Wilson property to the southeast corner of said property; thence run South 84 degrees 05 minutes 41 seconds West a distance of 463.18 feet along the south line of said Wilson property to the southwest corner of said property, said point being on the east right of way of Robertson-Gin Road; thence run southwardly along said right of way a distance of 205.21 feet along a circular curve ($\Delta = 6$ degrees 01 minutes 47 seconds, $d = 2$ degrees 56 minutes 18 seconds, $T = 102.70$ feet) to a point; thence continuing along said right of way run South 4 degrees 15 minutes 22 seconds East a distance of 34.51 feet to a point of beginning and containing 13.35 acres more or less. All bearings are magnetic.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given to be agreed upon.

WITNESS our signatures this the 25th day of July, 1996.

Leo A. Andreoli

 LEO A. ANDREOLI
Gloria K. Andreoli

 GLORIA K. ANDREOLI

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 25th day of July, 1996 within my jurisdiction, the within named LEO A. ANDREOLI and wife, GLORIA K. ANDREOLI, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:
8-14-97

Reggie W. Pettigrew

 NOTARY PUBLIC



Grantor Address & Phone:

6214 Robinson Gin Road
 Hernando, MS 38632
 (H) 601-429-1470
 (W) 601-429-1739

Grantee Address & Phone:

3308 Brenner Pass
 Louisville, KY 40241
 (502-562-3251 (H)
 (502-562-3670 (W)