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BK 304 PG 627  
W.E. DAVIS CH. CLK.

Prepared By and  
Return To: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

W. H. LONG, ET UX, ( Grantors (

TO ( WARRANTY DEED (

JOHN C. WILLIAMS, ET UX, ( Grantees (

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 all of which is hereby acknowledged, We, W. H. LONG and wife, PEGGY LONG, do hereby grant, bargain, sell, convey, and warrant to JOHN C. WILLIAMS and wife, BEVERLY H. WILLIAMS, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 15, SWINNEA OAKS SUBDIVISION, located in Section 18, Township 2 South, Range 7 West, as shown on plat of said subdivision of record in Plat Book 47, Page 39, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 47, Page 39, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1996, which taxes are not yet due or payable, but which constitute a lien which relates back to January 1, 1996.

Taxes for the year 1996 are being pro-rated on an estimated basis to the date of this Deed as part of this closing. Grantors shall be liable to Grantees for any unpaid portion of said pro-rata taxes which may be determined upon publication of the actual taxes for said year. Taxes for all subsequent years are to be

the responsibility of Grantees, their heirs and/or assigns.

Possession of the above described property shall be delivered to Grantees upon delivery of this Deed.

Witness our signatures, this the 5th day of August, 1996.

W. H. Long  
W. H. LONG  
Peggy Long  
PEGGY LONG

Mr. and Mrs. W. H. Long  
720 White Oak  
Southaven, MS. 38671  
Home: (601) 349-2839  
Work: (601) 393-6839

Mr. and Mrs. John C. Wallace  
789 Stowewood  
Southaven, MS. 38671  
Home: (601) 393-5065  
Work: (901) 922-8410

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named W. H. LONG and wife, PEGGY LONG, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 5th day of August, 1996.

William F. Haga  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
September 23, 1996

