

Prepared By:
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STATE MS. - DESOTO CO.

AUG 26 2 26 PM '96

WARRANTY DEED

BK 305 PG 517
W.E. DAVIS CH. CLK.

LEWIS MORROW, JR.

GRANTOR(S)

TO

KEVIN W. KEEL, ET UX

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, LEWIS MORROW, JR., does hereby sell, convey and warrant unto KEVIN W. KEEL and wife, JOANN KEEL, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 17, Section B, Morrow Crest, situated in Section 2, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 53, Page 50, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 the following building restrictions and restrictive covenants.

- (1) No dwelling constructed in the subdivision shall have less than 1750 heated square feet of floor area.
- (2) Lot shall be used for residential purposes only.
- (3) No obnoxious or offensive activities shall be carried on upon any lot.
- (4) No trailer, mobile home, tent, basement, shack, garage, barn or other structure of a temporary nature to be used as a residence at any time.
- (5) These covenants shall run with the land and shall be binding upon all parties for a period of twenty-five years from the date the plat is recorded, after which time the covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots shall have been recorded agreeing to change the covenants in whole or in part.
- (6) Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

Taxes for the current year to be pro-rated upon receipt of tax bill.

Possession is to be given with deed.

WITNESS my signature this the 9th day of July, 1996.


LEWIS MORROW, JR.

STATE OF Oklahoma
COUNTY OF Oklahoma

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PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 9th day of July, 1996 within my jurisdiction, the within named LEWIS MORROW, JR., who acknowledged that he executed the above and foregoing instrument.

My Commission expires:

11/19/96

Grantor Address & Phone:

2525 Northwest Expressway
Oklahoma City, OK 73112
Home: 405-282-1206
Work: 405-842-3399

Mary E. Johnson

NOTARY PUBLIC

Grantee Address & Phone:

9212 Kerr Rosemark Road
Rosemark, TN 38053
Home: 829-3301
Work: 324-1038

NOTARY