

ROW005A

BOOK 305 PAGE 557

97116015.W2 9-7-95 ds
Percy P. Pounders, Jr. DE SOTO CO.

015-0-02-W

AUG 12 1996

Do not record above this line

AUG 27 1 01 PM '96

WARRANTY DEED

BK 305 PG 557
W.E. DAVIS OIL CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of one hundred seventy
two thousand dollars + 00/100 /100 Dollars (\$ 172,000)

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 32:

Begin at the point of intersection of the Western line of grantors property and the present Southern right-of-way line of Mississippi Highway No. 302 as shown on the plans for State Project No. 97-0021-01-016-11; thence from said point of beginning run North 89° 42' East along said present right-of-way line, a distance of 217.37 meters (713.16 feet) to the point of intersection of the Eastern line of grantors property; thence run South 00° 09' West along said Eastern property line, a distance of 61.02 meters (200.70 feet); thence North 89° 42' West, a distance of 20.12 meters (66.02 feet) to a point that is 38 meters (124.67 feet) Southerly of and perpendicular to the centerline of survey of said project at Station 430 + 00; thence run South 87° 48' West, a distance of 91.53 meters (300.28 feet) to a point that is 42 meters (137.8 feet) Southerly of and perpendicular to the centerline of survey of said project at Station 427 + 00; thence run North 89° 42' West, a distance of 14.37 meters (47.14 feet) to the point of intersection of said Western property line; thence run North 00° 09' East along said Western property line, a distance of 60.94 meters (199.94 feet) to the point of

Percy P. Pounders, Jr.

015-0-02-W

Page 2

beginning and containing 1.027 hectares 146,618.80 square feet (3.37 acres), more or less.

All of the above being situated in the Northeast 1/4 of the Northeast 1/4.

The Grantor reserves the right to remove any and all fences from the above described land on or before August 30, 1996, or said fences become the property of the Mississippi Department of Transportation.

RR *DB* *SEP*

The grantor herein further warrants that the above described property is ~~no~~ part of his/or her homestead.

RR *DB* *SEP*

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 improvements located on the above described land and partially on Grantor's remaining land. The Grantee herein, its Agents, and/or Assigns are hereby granted the right of Ingress and Egress on Grantors remaining land for removing or demolishing the aforesaid improvements. The consideration herein named is in full payment of all said improvements. The Grantor(s) agree to surrender full possession of all said property on or before August 30, 1996.

RR *DB* *SEP*

Percy P. Pounders, Jr.

015-0-02-W
Page 3

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 GAM signed the 1 Day of August, A.D.,
1946.

Leslie Ford, witness

[Signature]
Shirley Pounders
[Signature] PA
for Willie M. Pounders

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. 97-0021-01-016-10

Grantor Address:
Percy P. Pounders Jr.
13821 Goodman Rd
Oliva Branch, MS 38654
Phone Number: 601-895-2387
Business Number: Retired

Percy P. Pounders, Jr.

015-0-02-W
Page 4

In the case of proof of execution of the instrument made by a subscribing witness:

STATE OF MISSISSIPPI

County of Desoto

Personally appeared before me, the undersigned authority, Leslie Rankin, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposes and saith that he saw the within named Percy P. Pounders Jr. and Shirlie C. Pounders whose names are subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said Percy P. Pounders Jr. and Shirlie C. Pounders on the day and year therein mentioned.

Leslie Rankin

Affiant

Sworn to and subscribed before me this the 7th day of

August, A.D., 1996.

[Signature]

Title



(PLACE SEAL HERE)

Commission expires 5-19-97

Percy P. Pounders, Jr.

015-0-02-W

Page 4

In the case of proof of execution of the instrument made by a subscribing witness:

STATE OF MISSISSIPPI

County of Desoto

Personally appeared before me, the undersigned authority, Leslie Rankin, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposeth and saith that he saw the within named Percy P. Pounders, attorney in fact for Willie M. Pounders whose name is subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he, this affiant, subscribed his name as witness thereto in the presence of the said Percy P. Pounders, attorney in fact for Willie M. Pounders on the day and year therein mentioned.

Leslie Rankin

Affiant

Sworn to and subscribed before me this the 2nd day of August, A.D., 1996.

[Signature]

Title



(PLACE SEAL HERE)

My commission expires 5-19-99