

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

Nov 21 2 41 PM '96 *me*
vs

JAMIE L. COX, ()
Grantor ()
TO ()
JAMES S. JONES, ET UX, ()
Grantees ()

BK 309 PG 174
W.E. DAVIS CH. CLK.

WARRANTY DEED

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, I, JAMIE L. COX, being one and the same person as JAMIE L. BRANT, and being the unremarried widow of GEORGE W. BRANT, do hereby grant, bargain, sell, convey, and warrant to JAMES S. JONES and wife, SHARON R. JONES, 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, Miss-
issippi, and being more particularly described as follows:

A tract in the Southeast Quarter of Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi. BEGINNING at a point located 1675.6 feet East of the Southwest corner of the Southeast Quarter of Section 2, Township 3 South, Range 7 West, and on the North edge of Brights Road and the intersection of Lauder Road on the North, said point being the POINT OF BEGINNING: thence North 6° 27' 20" East 198.20 feet to a point in the center of Lauder Road; thence North 1° 56' 18" West 142.33 feet along center of Lauder Road to a point; thence South 86° 55' 22" West 250.09 feet to a point; thence South 1° 25' 50" East 259.07 feet to a point on fence; thence South 88° 40' 27" West 100 feet along fence to a point; thence South 4° 40' 59" West 62.02 feet to a point in Brights Road; thence South 89° 31' 41" East 330.83 feet along Brights Road to the point of beginning, containing 2.0 acres, more or less.

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; 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. Grantor 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 my signature, this the 20th day of November, 1996.

Jamie L Cox
JAMIE L. COX

Ms. Jamie L. Cox
170 Mosier Lane
Henderson, TN, 38340
Home: (901) 658-3503
Work: (901) 369-8600

Mr. and Mrs. James S. Jones
4760 Brights Road
Hernando, MS. 38632
Home: (601) 895-8254
Work: (601) 895-1460

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 JAMIE L. COX, who acknowledged that she signed and delivered the above and foregoing WARRANTY DEED as her 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 20th day of November, 1996.

William Z Hagg
NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2000

INDEXING INFORMATION: Part of the Southeast Quarter of the Southeast Quarter of Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi.