

STATE MS.-DESOTO CO.
FILEDDEC 5 11 01 AM '96 *mc*
*yl*BK 309 PG 602
W.E. DAVIS CH. CLK. *q*SPECIAL 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 the undersigned CITIZENS BANK, a Mississippi banking corporation, domiciled in Byhalia, Mississippi does hereby convey and specially warrant unto

JOHN B. HERIN AND JOSEPH S. HERIN

as co-tenants, with equal shares, the following described land in DeSoto County, Mississippi, to wit:

A 5.902 acre tract in Sections 20 & 21, Township 2 South, Range 5 West, DeSoto County, Mississippi, more particularly described as:

Beginning at a concrete right-of-way marker in the East line of Ingrams Mill Road (State Project #F-006-1 (2)) at Station 37+50, thence North 38 Degrees, 08 minutes 55 seconds East along the East line of Ingrams Mill Road 71.89 feet to a point; said point being on the line dividing Sections 20 & 21, thence North 37 degrees, 54 minutes, 10.3 seconds East along the East line of Ingrams Mill Road 223.09 feet to a point at the intersection of the South line of Old Highway 78; thence South 47 degrees, 59 minutes, 21 seconds East 730.41 feet to a point, thence South 84 degrees, 29 minutes, 16.7 seconds West along the half section line 633.08 feet to a 2 inch iron pipe at the Southwest Corner of the Northwest Quarter of Section 21, thence South 7 degrees, 23 minutes, 32.3 seconds East along the line dividing Sections 21 & 22, 364.52 feet to a point in the East line of U.S. Highway 78, State Project #F006-1(2), thence Northwardly along the East line of said U.S. Highway 78 the following courses: North 25 degrees, 21 minutes, 16.3 seconds West 386.34 feet to a 2 inch iron pipe, thence North 24 degrees, 37 minutes, 48.6 seconds West 72.32 feet to a 2 inch iron pipe, thence North 11 degrees, 42 minutes, 43.7 seconds East 269.32 feet to the Point of Beginning, containing 5.901 acres, more or less. Being the same property conveyed to A. Gene Stacy by Warranty Deed from Tony L. Turner et al dated December 11, 1987 and recorded in Land Deed Book No. 200 at page 703.

The warranty herein is subject to easements for public roads and utilities, zoning ordinances of DeSoto County, Ms, 1996 land taxes, which are to be prorated and any outstanding mineral reservations.

WITNESS MY SIGNATURE, this the 2nd day of ~~November~~ ^{December}, 1996.

CITIZENS BANK, BYHALIA, MS

BY: [Signature]
D.R. MOORE, JR., PRESIDENT

ATTEST:
[Signature]
MARILYN HARRIS, SECRETARY

STATE OF MISSISSIPPI

COUNTY OF MARSHALL

Personally appeared before me, the undersigned notary public, duly qualified, commissioned and acting, Dudley R. Moore, Jr. and Marilyn L. Harris, President and Secretary, respectively of Citizens Bank, a Mississippi Banking Corporation, who acknowledged to me that they executed the foregoing Special Warranty Deed for and on behalf of Citizens Bank, being duly authorized so to do.

Given under my hand and seal this 2nd day of ~~November~~ ^{December}, 1996.



[Signature]
NOTARY PUBLIC

My Commission expires:

My Commission Expires Dec. 7, 1997

GRANTOR:
John B. Herin
Joseph S. Herin
33 Railroad Ave.
Byhalia, MS 38611

GRANTEE:
Citizens Bank
P.O. Box 667
Byhalia, MS 38611
601/838-2146

Index instruction: NE 1/4 of Section 20, Township 2 South, Range 5 West and NW 1/4 of Section 21, Township 2 South, Range 5 West

THIS INSTRUMENT PREPARED BY:
D. ROOK MOORE III
P.O. BOX 356
HOLLY SPRINGS, MS 38625
(601)252-2252