EMOGENE R. JOHNSON, ET AL, GRANTORS

TO **WARRANTY DEED**

JEFFREY A. NEWTON, ET UX, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, Emogene R. Johnson, Linda R. George, Brooks Ellis Ross, Jr., and Lisa R. Horton hereby sells, conveys, and warrants unto the Grantee, Jeffrey A. Newton, and Wife, Jill E. Newton, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

STATE MS.-DESOTO CO.
FILED
DEC 19 3 37 PM '96
BK 310 PG 357
W.E. DAVIS CH. CLK.

1.50 acres more or less in the southeast quarter of the southeast quarter of Section 33, Township 2 South, Range 6 West, described as beginning at the southeast corner of Section 33, Township 2 South, Range 6 West, DeSoto County Mississippi; thence north 34 degrees, 33 minutes east along said section line a distance of 1,060.63 feet to a point; thence south 89 degrees, 22 minutes, 52 seconds east a distance of 479.43 feet to an iron pin; thence south 02 degrees, 02 minutes, 52 seconds east a distance of 197.04 feet to the point of beginning; thence south 87 degrees, 57 minutes, 08 seconds west a distance of 288.49 feet to an iron pin; thence south 22 degrees, 19 minutes, 16 seconds east a distance of 316.36 feet to an iron pin in the north right of way of Highway 304; thence north 71 degrees, 13 minutes, 59 seconds east along said right of way a distance of 51.87 feet to an iron pin; thence north 77 degrees, 17 minutes, 37 seconds east along said right of way a distance of 55.74 feet to an iron pin; thence north 80 degrees, 07 minutes, 36 seconds east along said right of way of distance of 62.65 feet to an iron pin; thence north 75 degrees, 01 minutes, 38 seconds east along said right of way a distance of 12.67 feet to an iron pin; thence north 02 degrees, 02 minutes, 52 seconds west a distance of 260.17 feet to the point of beginning known as lot 9 of the Stella Ross Manor Lot Subdivision.

The above described land was devised by Stella E. Ross to Brooks E. Ross, Sr. and Emogene R. Johnson by Will recorded in Book 22 at Page 139 in DeSoto County, Mississippi. Brooks E. Ross, Sr. died November 30, 1996 without a will leaving as his heirs at law his three children namely Linda R. George, Brooks Ellis Ross, Jr. and Lisa R. Horton who join in this conveyance.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes

for the year 1996 will be paid by the Grantors. Possession is to be given upon delivery of this deed.

EXECUTED this the 19th day of December, 1996.

Emogene R. Johnson
Emogene R. Johnson

Linda R. George
Linda R. George by Lisa Horton

Brooks Ross Jr.
Brooks Ellis Ross, Jr.

Lisa R. Horton
Lisa R. Horton
GRANTORS

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 Emogene R. Johnson, Lisa Horton as Attorney in Fact for Linda R. George, Brooks Ellis Ross, Jr., and Lisa R. Horton, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 19th day of December, 1996.

Donna E Sowell
NOTARY PUBLIC

DONNA E. SOWELL NOTARY PUBLIC DESOTO COUNTY

MY COMMISSION EXPIRES:
June 18, 2000

GRANTOR'S ADDRESS: 103 Highway 304, Olive Branch, MS 38654
Home #: 601-895-2362 Bus #: None

GRANTEE'S ADDRESS: 290 Ember Cove, Southaven, MS 38671
Home #: 601-393-0627 Bus #: 601-396-4132

Prepared by:
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j emogene johnson et al deed 98