

MA STATE MS.-DESOTO CO.
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BK 310 PG 604
W.E. DAVIS CH. CLK.

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

GRANT SHIPLEY, SR., ET UX,	(
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Grantors	(
	(
TO	(WARRANTY DEED
	(
ROBERT H. MIZELL, ET UX,	(
	(
Grantees	(
	(

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, WE, GRANT SHIPLEY, SR., and wife, VICKI SHIPLEY, do hereby grant, bargain, sell, convey, and warrant to ROBERT H. MIZELL and wife, ALICE J. MIZELL, 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 the City of Hernando, DeSoto County, Mississippi, and being more particularly described as follows:

Lot 59, Hernando Hills Subdivision, as Revised, in Sections 6 and 7, Township 3 South, Range 7 West, City of Hernando, DeSoto County, Mississippi, as shown by plat thereof recorded in Plat Book 31, Pages 16-18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of the City of Hernando, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral right of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as shown on plat of said subdivision of record in Plat Book 31, Pages 16-18, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1997 and subsequent, said taxes not yet being due or payable.

Possession is delivered to Grantees upon delivery of this Deed.

Taxes for the year 1996 are to be pro-rated as part of this closing. Taxes for all subsequent years are to be the responsibility of Grantees, their heirs and/or assigns.

Witness our signatures, this the 27th day of December, 1996.

Grant Shipley Sr.
GRANT SHIPLEY, SR.

Vicki Shipley
VICKI SHIPLEY

Mr. and Mrs. Grant Shipley, Sr.
1191 McLaughlin (P.O. Box 519)
Murford, TN. 38058
Home: (901) 837-3106
Work: (901) 837-5800

Mr. and Mrs. Robert H. Mizell
465 Augusta Drive
Hernando, MS. 38632
Home: (601) 895-2077
Work: (601) 429-4560

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 GRANT SHIPLEY, SR., and wife, VICKI SHIPLEY, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their 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 27th day of December, 1996.

William F. Hagan
NOTARY PUBLIC
MY COMMISSION EXPIRES:
September 23, 2000