STATE MS.-DESOTO CO.
FILED
DEC 30 1 27 PM '96
BK 310 PG 645
W.E. DAVIS CH. CLK.

HERMAN KOEHLER and
EVELYN C. KOEHLER, his wife, GRANTORS

TO SPECIAL WARRANTY DEED

DONNA B. SMITH and
CARL THOMAS KOEHLER GRANTEES

IN CONSIDERATION of the love and affection which we have for our children, we, HERMAN KOEHLER and EVELYN C. KOEHLER, his wife, hereby convey and specially warrant unto our daughter, DONNA B. SMITH and our son, CARL THOMAS KOEHLER, as tenants in common, an undivided one-fifth (1/5) interest in and to the following described land in DeSoto County, Mississippi, to-wit:

TRACT I

All of Section Twenty-One (21), Township Two (2) South, Range Nine (9) West of the Chickasaw Meridian, containing 641.80 acres, more or less, except the following described parcels of land to-wit:

Parcel No. 1: A lot 200 X 400 feet, conveyed to the Trustees of the Liberty Hill Missionary Baptist Church by W. S. Weissinger by Warranty deed recorded in Book 17, Page 333 of the deed records of said DeSoto County to which deed reference is made for a particular description of said tract.

Parcel No. 2: A lot 200 X 400 feet conveyed by the said W. S. Weissinger to the Trustees of the Lake Cormorant Colored Baptist Church Burial Association by Warranty Deed recorded in Book 21, Page 540 of the deed records of said DeSoto County, to which reference is made for a particular description of said lot.

Parcel No. 3: A lot or parcel of land conveyed to the Texas Gas Transmission Company, particularly described as follows: Beginning at a point in the west line of said Section 21, 1130.5 feet south of the northwest corner of said Section 21; thence east 50 feet; thence south 50 feet thence west 50 feet; thence north 50 feet to the point of beginning, containing .06 acres, more or less, said lot being located 109.5 feet north of the 20.9 acre tract described next below.

Parcel No. 4: A tract or parcel of land conveyed to the said Texas Gas Transmission

Company, particularly described as follows: Beginning at a point in the west line of said Section 21, 1290 feet south of the northwest corner of said Section; thence south 83 degrees 57 minutes east 702.62 feet to an auto axle; thence south 1 degree 5 minutes west, 813.5 feet to an iron pipe; thence south 43 degrees and 12 minutes west 203.1 feet to a machine bolt; thence south 22 degrees and 53 minutes west 245 feet to a machine bolt; thence south 41 degrees 51 minutes west 184.55 feet to a machine bolt; thence north 88 degrees and 55 minutes west, 68.25 feet to the center line of a road; thence north 1 degree 05 minutes east 1623.4 feet to the point of beginning, containing 20.9 acres, more or less.

Parcel No. 5: In the Northwest Quarter of Section 21, Township 2 South, Range 9 East, DeSoto County, Mississippi; 1290 feet south 1 degree 05 minutes west of the northwest corner of Section 21, Township 2 South, Range 9 South to a point of beginning; thence north 1 degree 05 minutes east 225 feet to a point; thence south 88 degrees 58 minutes east 320 feet to a point; thence south 1 degree 05 minutes west 242.81 feet to a point; thence north 83 degrees 57 minutes west 321.2 feet to the point of beginning. Containing 1.61 acres, more or less. THERE IS EXCEPTED from the above described parcel of land a tract of land described as follows: 1130.5 feet, thence south of the northwest corner of Section 21, Township 2 South, Range 9 west, the point of beginning; thence east 50 feet; thence south 50 feet; thence west 50 feet; and thence north 50 feet to the point of beginning, containing .06 acres more or less; the property in this tract is subject to road right-of-way on the western boundary, embracing approximately 0.14 acres, and being the same parcel of land conveyed to Texas Gas Transmission Corporation by a Warranty Deed of record in Book 39, Page 218 of the deed records of said county.

Being land conveyed to Grantors by deed from Bunyan M. Webb, et al dated April 19, 1956, recorded in Deed Book 43 at page 64 of said records.

TRACT II

Beginning at the southeast corner of the northeast quarter of Section 24, Township 2, Range 10 West; thence west 803 feet to a stake; thence south 218 feet to a stake; thence west 1973.4 feet to a stake in east bank of Lake Cormorant; thence north with the

meandering of the Lake to a stake in the east bank of the Lake thence east 2320 feet to the east line of Section 24; thence south with the east line of said Section, 1328.5 feet to the point of beginning, containing 88.91 acres.

Being land conveyed to Grantors by deed from Shirley Louise McIngvale Coopwood, et al dated December 30, 1982, recorded in Deed Book 162 at page 759 of said records.

TRACT III

Those portions of the Northwest Quarter of the Northwest Quarter of Section 19, Township 2 South Range 9 West of the Chickasaw Meridian, and of the North Half of the Northeast Quarter of Section 24, Township 2 South Range 10, West of the Chickasaw Meridian, particularly described as follows:

Beginning at the Northeast corner of said Section 24 run thence west 1070 feet to the Northeast Corner of the Tract reserved as a homestead of Mrs. J. C. Brantley; thence south 630 feet; thence west 950 feet to the East Bank of Lake Cormorant; thence in a Southerly direction along the East bank of Lake Cormorant to the South line of the North Half of the Northeast Quarter of said Section 24; thence East 3665 feet to the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 19 thence North 909.3 feet; thence west 420 feet; thence North 420 feet to the north side of said Section 19; thence west 932.3 feet to the point of beginning, containing 85.83 acres, more or less, and being Share No. 7 assigned to A. B. Brantley in the partition of the lands of J. C. Brantley deceased in Case No. 5993 in the Chancery Court of DeSoto County, Mississippi, subject to easement for right of way for Highway No. 61 which comprises 1.40 acres, LESS AND EXCEPT ___ acres situated in the Northwest Quarter of the Northwest Quarter of Section 19, Township 2, Range 9 West described by metes and bounds, in the certain Warranty Deed of date, July 31, 1956, executed by A. B. Brantley and wife, Mary Lynn Brantley, to Otto Koehler, et al of record in Book 43, page 196 of the deed records of said County, leaving 79.44 acres net.

That part of the Southwest Quarter (SW 1/4) of Section Nineteen (19) Township Two (2) South, Range Nine (9) West of the Chickasaw Meridian particularly described as follows: Beginning at the Southwest Corner of said Section Nineteen (19) run thence East on the South

line of Section Nineteen (19) 1325 feet thence North 1322.5 feet; thence West 1335 feet to the west line of Section Nineteen (19) thence South 1322.5 feet to the point of beginning; also that part of the Southeast Quarter (SE 1/4) of Section Twenty Four (24) Township Two (2) South, Range Ten (10) West of the Chickasaw Meridian, particularly described as follows; Beginning at the Northeast corner of the Southeast Quarter (SE 1/4) of said Section Twenty-Four (24) run thence West 803 feet; thence South 2645 feet to the South line of Section Twenty-Four(24) thence East 803.5 feet to the Southeast Corner of Section Twenty- Four (24) Thence North on the East line of Section Twenty-Four (24) to the point of beginning; containing in all 85.18 acres, except the rights of Lake Cormorant Drainage District in the land occupied by the right of way of the Drainage Canal; subject to easement for right of way of Federal Highway No. 61, said property being Share No. 5 assigned to Mrs. J. C. Brantley, in the partition of the lands of J. C. Brantley, deceased, in Case #5993 in the Chancery Court of DeSoto County, Mississippi said Federal Highway No. 61 compromises 3.6 acres, leaving net 81.58 acres.

That part of the North Half (N 1/2) of Section Twenty-Five (25) Township Two (2) South, Range Ten (10) West of the Chickasaw Meridian, particularly described as beginning at the Southeast Corner of the Northeast Quarter (NE 1/4) of said Section Twenty-Five (25) run thence North 982 feet; thence west 1320 feet; thence North 344 feet; thence west 1320 feet; thence North 1326 feet to the Northwest corner of the Northeast Quarter of said Section Twenty-Five, thence West 717.7 feet to the East bank of Lake Cormorant, thence in a southerly direction along the East bank of Lake Cormorant to the South line of the North Half (N 1/2) of said Section Twenty-five (25); thence East 2660 feet, more or less, to the point of beginning, containing 95.94 acres; being Share No. 2 assigned to Huldah Bussey in the partition of the lands of J. C. Brantley, deceased, in Case No. 5993 in the Chancery Court of DeSoto County, Mississippi; subject to easement for right of way of new Federal Highway No. 61 and the permanent easement along the East bank of Lake Cormorant from the Southwest corner of said Share No. 2, to new Federal Highway No. 61 granted by Mrs. Huldah Bussey to George H. Brantley by instrument dated November 28, 1936, and recorded in Deed record book 26, page 8, of the records of DeSoto County, Mississippi. Federal

Highway No. 61 comprises 2.42 acres, leaving net 93.52.

Being land conveyed to Grantors by deed dated February 27, 1961 recorded in Deed Book 49 at page 227 of said records.

TRACT IV

Beginning at a point 500 feet East of the Northwest Corner of the Northeast Quarter of Section 32, Township 2, Range 9, DeSoto County, Mississippi, which point is on the North section line of said Section 32 thence continuing eastwardly on the North Section line 872 feet to a point; thence South 300 feet to a point; thence West and parallel to the said North section line 872 feet to a point; thence North 300 feet to the point of beginning, and containing six (6) acres, more or less.

ALSO, a perpetual right of way and easement for ingress and egress over the North 40 feet of said Northeast Quarter extending from the Northeast Corner thereof westwardly along the North Section line to the hereinabove conveyed tract.

Being land conveyed to Grantors by Raymond Koehler, et al by deed dated August 30, 1978, recorded in Deed Book 136 at page 407 of said records.

TRACT V

Beginning at the Northwest corner of the Northeast Quarter of Section 32, Township 2, Range 9, DeSoto County, Mississippi, which point is on the North section line of said Section 32; thence Eastwardly on the North section line 500 feet to a point; thence South 350 feet to a point; thence West and parallel to the said North section line 500 feet to a point, which point is in the West line of the said Northeast Quarter; thence North 350 feet along the said West line of the Northeast Quarter to the point of beginning, containing 4 acres, more or less, and being the same land conveyed by deed of record in warranty deed book 73, page 219, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Being land conveyed to Grantors by Raymond Koehler, et al by deed dated June 12, 1969, recorded in Deed Book 79 at page 106 of said records.

TRACT VI

1/2 acre in the Northwest Quarter of Section Twenty-Four (24), Township Two (2), Range Ten (10) described as beginning in the Northeast corner of the 41.12 acres conveyed by A. W. Whitaker to Dr. A. V. Richmond by deed recorded in Book 22, Page 173 (which point is the Northwest corner of the 10.41 acre tract formerly owned by Frances T. Pole), thence West with the North line of Section 24 a distance of 105 feet to a stake; thence South 210 feet to a stake; thence East 105 feet to a stake in the East line of the Richmond tract; thence North 210 feet to the point of beginning, containing 1/2 acre, more or less, and being the same property conveyed by Dr. A. V. Richmond, et us, to A. V. Shannon and Otto Koehler by Warranty Deed dated February 17, 1961, recorded in Book 49, Page 276, and also being the same property conveyed by A. V. Shannon, et ux, to P. Layton Sanders, et ux, by Warranty Deed dated June 3, 1967, recorded in Book 69, Page 445, and by Warranty Deed dated February 14, 1966, by A. V. Shannon, et ux, to P. Layton Sanders, et ux, recorded in Book 66, Page 253, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

A fractional five (5.00) acre part of that part of the A. B. Brantley 85.84 acre tract situated in the Northwest Quarter of the Northwest Quarter of Section Nineteen (19), Township Two (2) South, Range Nine (9) West, DeSoto County, Mississippi, and more particularly described by metes and bounds as follows, to-wit: Beginning at a point in the North boundary line of Section 19, Township 2 South, Range 9 West a distance of 465.6 feet eastwardly along said line from the Northwest corner of Section 19; running thence eastwardly along the north boundary line of said Section 19 a distance of 466.7 feet to a point at the westerly Northeast corner of the A. B. Brantley 85.84 acre tract at a distance of 932.3 feet eastwardly along the said North boundary line from the Northwest corner of said Section 19; thence Southwardly along the East boundary line of the said 85.84 acre tract a distance of 420 feet to the Southwesterly northeast corner thereof, and continuing Southwardly along a line in the same course a further distance of 46.7 feet, in all a total distance of 466.7 feet to a point; thence Westwardly along a line parallel to the North boundary line of said Section 19 a distance of 466.7 feet to a point; thence Northwardly along a line parallel to the

aforesaid East boundary line of the said 85.84 acre tract a distance of 466.7 feet to the point of beginning, and containing said area of five (5.00) acres, including therein, BUT EXCLUDING FROM the warranty of this deed that area along the North side of the above described tract occupied by the Star Landing Public road and as shown by plat and certificate of survey of Louis C. Stephens, Civil Engineer of date, July 4, 1956.

Being land conveyed to Grantors by P. Layton Sanders, et al by deed dated July 30, 1969, recorded in Deed Book dated July 30, 1969, recorded in Deed Book 79, page 536 of said records.

TRACT VII

Three parcels of land situated in Section 24, Township 2, South, Range 10 West described in and conveyed by the deed from Marene Smart Jones to the Grantors by warranty deed dated August 10, 1978, recorded in Deed Book 136 at page 57 of said records.

In addition to the exceptions herein above stated with respect to Tracts I to VII inclusive, there is also excepted from this conveyance and the warranty hereof tracts and parcels sold and conveyed and easements granted by Grantors all as shown by the records in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance and the warranty hereof are made subject to (1) rights of way and easements for public roads, public utilities, and drainage canals, if any, as now located on said land and shown of record; (2) zoning and sub-division regulations of DeSoto County, Mississippi; (3) unrecorded billboard leases; and (4) any mortgage indebtedness on said land or any part thereof as shown of record in DeSoto County.

There is excepted from this conveyance property to be identified by us specifically as hereinafter described the following:

(1) Three rental houses situated on land adjacent to and on the South side of Star Landing Road and east of U. S. Highway No. 61 in DeSoto County, Mississippi, together with a one-half acre lot in the form of a square upon which each house is located.

(2) A rental house situated on land adjacent to the west side of U.S. Highway No. 61 south of Star Landing Road in DeSoto County, Mississippi, together with a one acre lot

in the form of a square upon which such house is located.

(3) A rental house and farm implement shed situated on land west of U.S. Highway No. 61 and approximately 300 feet south of Star Landing Road in DeSoto County, Mississippi, together with a three acre lot in the form of a square upon which such house and shed are located and a 30 foot easement for ingress and egress thereto from Star Landing Road to be located due south from said road to the northwest corner of the 3 acre lot.

The Grantors or the survivor of them reserves the right to specifically identify and designate the tracts excepted from this conveyance and easement mentioned above by recording written instrument making such designation at any time hereafter, and if this is not done in the lifetime of the survivor of Grantors, such designation shall be made by our Executors as provided in our wills.

WITNESS our signatures this the 30th day of December, 1996.

Herman Koehler

Herman Koehler

Evelyn C. Koehler

Evelyn C. Koehler

STATE OF MISSISSIPPI

COUNTY OF Tunica

Personally appeared before me, the undersigned authority in and for said County and State, the above named Herman C. Koehler and Evelyn C. Koehler, his wife, each of whom severally acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN under my hand and official seal, this the 30th day of December, 1996.

Sharon C. Griffin

Notary Public

SHARON C. GRIFFIN NOTARY PUBLIC TUNICA COUNTY, MS

My Commission Expires: 11/30/99

Address of Grantors:
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Evelyn C. Koehler
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