

Prepared by and return to:
Hugh H. Armistead
Attorney at Law
P.O. Box 609
Olive Branch, MS 38654
(601) 895-4844

STATE MS.-DESOTO CO. FILED *mc*

JAN 17 2 29 PM '97

BK 311 PG 388
W.F. DAVIS CH. CLK.

VANCE MARBERRY, ET UX,

GRANTORS

TO

WARRANTY DEED

EUGENE A. WOODWARD, ET UX,

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, VANCE MARBERRY and wife, MARDELL A. MARBERRY, do hereby sell, convey and warrant unto EUGENE A. WOODWARD and wife, BETTY N. WOODWARD, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lot 74, Shahkoka Lake Subdivision, situated in Sections 28 and 29, Township 1, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at the South corner of Lots 56 and 74 of said subdivision; thence with the North line of Roadway Drive North 88 degrees 27 minutes East 103.8 feet to an iron pin; thence North 66 degrees 46 minutes East 67.4 feet to an iron pin in the West line of Shahkoka Drive; thence North 33 degrees 07 minutes West 58 feet to an iron pin; thence North 3 degrees 7 minutes East 50.2 feet to an iron pin, at the intersection of Magnolia Circle and Shahkoka Drive; thence North 75 degrees 57 minutes West 168 feet to a point, said point being the North corner between lots 74 and 56; thence run South 23 degrees East 50.2 feet to a point; thence run South 25 degrees 10 minutes West 127 feet to the point of beginning and being Lot 74 of Shahkoka Lake Subdivision as shown of record in Plat Book 1, at Page 10A, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

AND

Part of Lot 56, Shahkoka Lake Subdivision, situated in Section 29, Township 1, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the South line of Magnolia Circle, the common North corner of Lots 56 and 74 of said subdivision; thence with South line of said Circle, North 73 degrees 30 minutes West 65 feet to an iron pin; the common North corner of Lots 1 and 56 of said subdivision; thence with lines of said Lots 1 and 56 South 52 degrees 50 minutes West 63.05 feet to an iron pin; thence South 43 degrees 30 minutes West 61.5 feet to an iron pin; thence North 50 degrees 37 minutes West 10 feet to the South corner of said Lots 1 and 56; thence with the East line of Lot 56 South 68 degrees 25 minutes West 70.5 feet to a point; thence South 48 degrees 30 minutes West 15 feet to an iron pin, the West corner of Lots 55 and 56; thence with

the line dividing Lots 55 and 56 South 60 degrees 30 minutes East 131.5 feet to an iron pin, the East corner of Lots 55 and 56 in a drive; thence with North line of said drive South 84 degrees 35 minutes East 95 feet to an iron pin, the South corner of Lots 56 and 74; thence along a line dividing Lots 56 and 74 North 25 degrees 10 minutes East 127 feet to a point; thence South 23 degrees West 50.2 feet to a point in Magnolia Circle to the Point of Beginning, and being the same property conveyed by Deeds of Record in Deed Book 97, at Page 355, Deed Book 113, at Page 194, and Deed Book 188, at Page 338 in the Land Deed Records of DeSoto County, Mississippi, and being shown by a survey by Ben W. Smith, dated June 26, 1974.

Recorded in plat book 1 page 10A in the office of the Chancery Clerk
The Warranty in this Deed is subject to subdivision and zoning regulations in effect in the

City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Taxes for the year 1997 are to be prorated and possession is given with delivery of deed.

WITNESS OUR SIGNATURES, this the 16th day of January, 1997.

Vance Marberry
VANCE MARBERRY

Mardell A. Marberry
MARDELL A. MARBERRY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 16th day of January, 1997, within my jurisdiction, the within named VANCE MARBERRY and wife, MARDELL A. MARBERRY, who acknowledged that they executed the above and foregoing Warranty Deed.



[Signature]
NOTARY PUBLIC

My Commission Expires:

Grantors' Address: 9001 Plantation Lake Drive, Olive Branch, MS 38654
Home No. (601) 895-6400; Business No. (601) 895-6400

Grantees' Address: 7375 East Shakhoka Drive, Olive Branch, MS 38654
Home No. (601) 893-0788; Business No. () Same