

STATE MS. - DESOTO CO.
FILED

FEB 4 11 52 AM '97

WARRANTY DEED

BK 312 PG 99
W.E. DAVIS, CH. CLK.

THIS INDENTURE, is made and entered as of the 30th day of January, 1997 by and between Winfred A. Morgan and Patricia C. Morgan, husband and wife, parties of the first part, and Donald E. Grizzel III, unmarried, party of the second part.

WITNESSETH: That for and in consideration of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 140, Section D, Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 36, Pages 29-30 of the Chancery Clerk's Office of DeSoto County, Mississippi.

Parties of the first part received their equitable interest in the above described property by Deed of record under Book 247, Page 129, Register's Office of DeSoto County, Mississippi.

The conveyance herein made is subject to subdivision restrictions, building lines and easements of record in Plat Book 36, Pages 29-30, as well as 1997 DeSoto County taxes, not yet due and payable, which party of the second part herein assumes and agrees to pay.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs or successors and assigns in fee simple forever.

The said parties of the first part do hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate, that they have a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, parties of the first part have caused this instrument to be executed the day and year first above written.

Winfred A. Morgan
Winfred A. Morgan

Patricia C. Morgan
Patricia C. Morgan

