

# WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned JOHN E. KAISER, JR. and wife, JULIE M. KAISER, hereinafter referred to as the GRANTORS, and JOE WHITFIELD and wife, LAURA WHITFIELD, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, JOHN E. KAISER, JR. and wife, JULIE M. KAISER, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JOE WHITFIELD and wife, LAURA WHITFIELD, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 16, Section "B", Morrow Crest situated in Sections 1 and 2, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 53, Page 50, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property and is subject to the building restrictions, easements and restrictive covenants as found with the recorded plat of said subdivision at Plat Book 53, Page 50 and to the restrictive covenants found in Deed Book 303, Page 496, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1997 shall be prorated as of the date of this

deed and taxes and assessments for the year 1998 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 20th day of March , 1997.

*John E. Kaiser Jr.*  
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JOHN E. KAISER, JR.

*Julie M. Kaiser*  
\_\_\_\_\_  
JULIE M. KAISER

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 20th day of March, 1997, within my jurisdiction, the within named JOHN E. KAISER, JR. and wife, JULIE M. KAISER, who acknowledged that they executed the above and foregoing instrument.

*John E. Kaiser Jr.*  
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NOTARY PUBLIC

My Commission Expires:

**MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 24, 1999**

(SEAL)

GRANTORS' ADDRESS:

P. O. Box 281  
Hernando, MS 38632  
RES. TEL.: N/A  
BUS. TEL.: N/A

GRANTEES' ADDRESS:

1473 Highway 51 South  
Hernando, MS 38632  
RES. TEL.: N/A  
BUS. TEL.: 601-429-4542

Prepared by: KENNETH E. STOCKTON  
ATTORNEY AT LAW  
5 WEST COMMERCE STREET  
HERNANDO, MS 38632  
601-429-3469

