

BOOK **314** PAGE **91**

WARRANTY DEED

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTORS hereby grant and convey to GRANTEE all right, title and interest in the real property hereinafter described.

GRANTORS hereby covenant with, and warrant to, GRANTEE that they have fee title to the property listed herein, that they have the right to sell and convey said property, that the property is unencumbered except as listed below, and that the title and quiet possession will forever be defended against the lawful claims of all persons.

GRANTEE, his heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTORS, in fee simple forever.

GRANTORS: MAURICE BIRMINGHAM AND WIFE, LAURA BIRMINGHAM

GRANTEES: FREDDY TURNER AND ELIZABETH TURNER, HUSBAND AND WIFE, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

LEGAL DESCRIPTION:

State: Mississippi County: DeSoto

LOT 251, SECTION "C", DESOTO WOODS SUBDIVISION, IN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 15-16, IN THE OFFICE OF THE CHANCERY CLERK, DESOTO COUNTY, MISSISSIPPI.

Street Address:

5847 LONDONDERRY COVE, HORN LAKE, MISSISSIPPI 38637

EXISTING ENCUMBRANCES:

Grantees take title subject to the following encumbrances: all those of record

POSSESSION:

Grantees are entitled to possession of the property as follows: Possession is to be given with delivery of the deed.

DATE OF EXECUTION: 27TH of MARCH, 1997.

STATE MS. - DESOTO CO. *MC*
FILED *JS*

MAR 27 2 48 PM '97

BK 314 PG 91
W.E. DAVIS CH. CLK.

Initial: *MT LB*

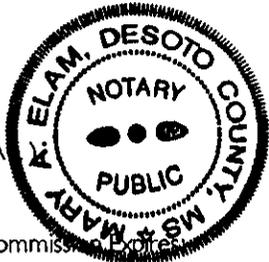
Maurice Birmingham
MAURICE BIRMINGHAM, SELLER

Laura Birmingham
LAURA BIRMINGHAM, SELLER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public, in and for said jurisdiction, the within named MAURICE BIRMINGHAM and LAURA BIRMINGHAM, who acknowledged that they executed the above and foregoing instrument on this the 27TH of MARCH, 1997.

Mary A. Elam
MARY A. ELAM, Notary Public



(SEAL)

My Commission Expires

MISSISSIPPI STATE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 3, 2000
BONDED THRU STEGALL NOTARY SERVICE

Grantors' Address:
7180 Pecan Ridge East
Southaven, MS 38671
Home: 601-349-0600
Work: 601-342-2771
SS: (HIS) 423-56-2423
(HERS) 432-70-1558

Grantees' Address:
526 Havenhill Cove
Horn Lake, MS 38637
Home: 601-393-7739
Work: NONE
SS: (HIS) 587-80-9856
(HERS) 425-04-2835

PREPARED BY AND, AFTER RECORDING, RETURN TO THE OFFICE OF:
CHRISTIAN GOELDNER
ATTORNEY AT LAW
PROFESSIONAL ASSOCIATION
P. O. BOX 1468
SOUTHAVEN, MISSISSIPPI 38671-1468
(601) 342-7700

Initial: *MB* *LV*