

STATE MS. - DESOTO CO.

APR 25 1 27 PM '97

GRANTOR
 Emma M. Coburn
 11575 Walnut Drive
 Hernando, MS 38632
 (601) 429-4937 Home
 None Work

BK 315 PG 357
W.E. DAVIS CH. CLK.

TO

LIFE ESTATE DEED

GRANTEE(S)
 Emma M. Coburn
 11575 Walnut Drive
 Hernando, MS 38632
 (601) Home
 None Work
 and
 Edwin Perry Coburn, Jr. and wife
 Barbara D. Rowe Coburn
 11575 Walnut Drive
 Hernando, MS 38632
 (601) 429-4927 Home
 (901) 395-8650 Work

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Emma M. Coburn, does warrant and convey her entire interest unto Edwin Perry Coburn, Jr. and wife Barbara D. Rowe Coburn as tenants by the entirety with full rights of survivorship and not as tenants in common, subject to reserving a Life Estate Interest unto herself, Emma M. Coburn, in the following described property, located in DeSoto County, Mississippi, to wit:

Lot 170, WOODLAND LAKE SUBDIVISION, in Section 19, Township 3 South, Range 9 West, as per plat thereof of record in Plat Book 1, at pages 15A, 15B and 15C, in the office of the Chancery Clerk of Desoto County, Mississippi. As per survey of Danny S. Rutherford dated April 15, 1986.

The warranty in Lot 170 is subject to rights of way and easements for public roads and public utilities, including but not limited to those of record in Deed Book 37, at pages 429, 430 and 433, all in the office of the Chancery Clerk of Desoto County, Mississippi; to subdivision and zoning regulations in effect in DeSoto County, Mississippi; 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, or or under subject property, including but not limited to reservation of 1/2 oil, gas and mineral rights as set forth in Deed of Record in Deed Book 43, at page 92, in the said Chancery Clerk's office; to the restrictive covenants of record with the

recorded plat of said subdivision; to Boundary Line Agreement dated July 23, 1986, or record in Deed Book 190, at page 38, in said Chancery Clerk's office; and subject to 20 foot easement for ingress and egress described and conveyed in Deed of Record in Deed Book 189, at page 454, in said Chancery Clerk's office.

and

Lot 171, WOODLAND LAKE SUBDIVISION, as shown on the plat appearing of record in Plat Book 1, page 15A, 15B and 15C, of the land deed records of DeSoto County, Mississippi, to which reference is hereby made for a more particular description and being situate in Sections 18 and 19, Township 3 South, Range 9 West.

Also a proportionate part of the lake known as Woodland Lake and a proportionate part of the Dam Site.

The warranty in Lot 171 is subject to subdivision and zoning regulations in effect in DeSoto County and rights of way and easements for public roads and public utilities, and further to the restrictive covenants, easements, etc. as shown by the plat appearing of record in Plat Book 1, Pages 15A, 15B, and 15C of the land deed records of said County and to the easement of Coahoma Electric Power Association of record in Deed Book 37, Page 429 and Book 37, Page 433, all in the Office of the Chancery Clerk of DeSoto County, Mississippi.

This warranty is further subject to a reservation of one-half of the oil, gas and mineral rights reserved in that certain deed of record in Deed Book 51, Page 142 of the land deed records of DeSoto County, Mississippi.

WITNESS OUR SIGNATURE, this the 21st day of April, 1997.

Emma M. Coburn
EMMA M. COBURN

STATE OF MS
COUNTY OF Desoto

THIS DAY PERSONALLY APPEARED before me, the undersigned authority in and for said County and State, the within named EMMA M. COBURN who acknowledged that she signed and delivered the above and foregoing Life Estate Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 24 day of April, 1997.

Brennan Horan
NOTARY PUBLIC

My Commission Expires: 11-30-97

Prepared By:
Hon. B. Brennan Horan
2620 Goodman Rd. W.
Horn Lake, MS 38637
(601) 393-5520 BAR # 2631
MSB # 2631

