

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between STEVE A. JONES AND CATHY C. JONES, Grantors, and KELLY J. ALBAUER AND NEIL W. ALBAUER, JR., Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantees as tenants by the entirety, with right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 115, Section "D", Magnolia Estates Subdivision, situated in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 36, Pages 29-30, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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STATE MS.-DESOTO CO. ^{PA}
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W.E. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this the 18th day of July, 1997.

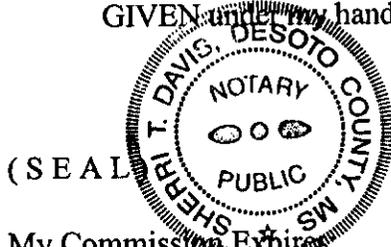
Steve A. Jones
STEVE A. JONES

Cathy C. Jones
CATHY C. JONES

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, STEVE A. JONES AND CATHY C. JONES, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 18th day of July, 1997.



[Signature]
NOTARY PUBLIC

(SEAL)
My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 18, 2000
BONDED THRU STEGALL NOTARY SERVICE

ADDRESS OF GRANTOR:
8705 Hwy 61 N, Lot 222
Walls MS 38680
Home: 601-781-9324
Work: None

ADDRESS OF GRANTEE:
10157 Hyman Drive
Olive Branch, MS 38654
Home: 601-893-2088
Work: None

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE #997-171