

PREPARED BY AND RETURN TO: JAMES E. WOODS
 WOODS and SNYDER, L.L.C.
 P. O. Box 456
 Olive Branch, MS 38654
 (601) 895-2996

STATE MS. - DESOTO CO.
 FILED

AUG 7 1 20 PM '97

BK 320 PG 61
 W.E. DAVIS CH. CLK.

WARRANTY DEED

JAMES NEAL LOONEY, ET AL,

GRANTORS

TO

MARY RUBY DURRETT,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JAMES NEAL LOONEY, SHIRLEY JEANETTE LOONEY SPENCER, JEAN LOONEY MAXEY and LILLIAN WILLIAMS LOONEY, do hereby sell, convey and warrant unto MARY RUBY DURRETT, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

A 15.91 acre tract of land located in the Northeast Quarter of Section 20, Township 1 South, Range 5 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a railroad spike found at the Southeast corner of Section 20, Township 1 South, Range 5 West; thence North 00°-14'-12" West a distance of 4512.90 feet to a point in the centerline of Centerhill Road; thence North 89°-57'-40" West a distance of 473.90 feet to a rebar set, said point being the Point of Beginning for the following tract; thence North 89°-57'-40" West a distance of 882.26 feet to a rebar set; thence North 00°-02'-10" East a distance of 749.52 feet to a rebar set; thence South 85°-23'-15" East a distance of 730.79 feet to a rebar set; thence South 78°-04'-03" East a distance of 315.43 feet to a rebar set; thence South 15°-07'-11" East a distance of 216.93 feet to a rebar found; thence South 00°-02'-47" East a distance of 111.98 feet to a rebar set; thence South 89°-13'-00" West a distance of 214.09 feet to a rebar found; thence South 00°-24'-29" East a distance of 301.81 feet to the point of beginning and containing 15.91 acres subject to existing easements, right-of-ways, subdivision and zoning regulations in effect in DeSoto County, Mississippi.

By way of explanation, the property herein described was owned by H. P. Looney and wife, Viola Carpenter Looney. The said H. P. Looney died testate on June 4, 1994, his estate being administered in cause number 94-8-867, Chancery Court of DeSoto County, Mississippi and his Will recorded in Will Book 21, Page 241 Chancery Clerk's Office, DeSoto County, Mississippi. Mr. Looney's Will provided his interest in property with a life estate to his wife, Viola Carpenter Looney with the remainder to Calvin Elliott Looney, Jean Looney Maxey, James Neal Looney, Shirley Jeanette Looney Spencer and one-twelfth (1/12) interest to Brenda Fay Looney. The said Viola Carpenter Looney died

testate on April 15, 1995, her estate being administered in cause number 95-5-527, Chancery Court of DeSoto County, Mississippi and her Will recorded in Will Book _____, Page _____, Chancery Clerk's Office, DeSoto County, Mississippi. Mrs. Looney's Will provided that the property be left to James Neal Looney, Jean Looney Maxey, Shirley Jeanette Looney Spencer and Calvin Elliott Looney. The said Calvin Elliott Looney died July 17, 1995, and his Will is on file in cause number 95-9-1012, Chancery Court of DeSoto County, Mississippi, with the sole beneficiary of his Will being Lillian Williams Looney. The said Brenda Fay Looney Halteman conveyed all her interest in all the property to the Grantors herein by Deed recorded in Deed Book 291, Page 703, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities.

Taxes for the year 1997 are to be paid by Grantors and possession is to take place upon the delivery of this Deed.

WITNESS OUR SIGNATURES, this the 5th day of August,
1997.

James Neal Looney

JAMES NEAL LOONEY

Shirley Jeanette Looney Spencer

SHIRLEY JEANETTE LOONEY SPENCER

Jean Looney Maxey

JEAN LOONEY MAXEY

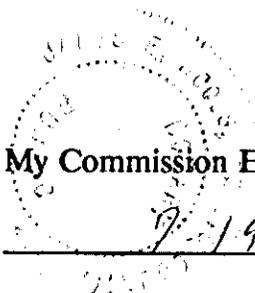
Lillian Williams Looney

LILLIAN WILLIAMS LOONEY

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 5th day of April, 1997, within my jurisdiction, the within named James Neal Looney, Shirley Jeanette Looney Spencer, Jean Looney Maxey and Lillian Williams Looney, who acknowledged that they executed the above and foregoing instrument.



James E. Wood
NOTARY PUBLIC

My Commission Expires:

7-19-99

GRANTOR'S ADDRESS:

GRANTEE'S ADDRESS:

James Neal Looney
10719 Hwy. 178
OLIVE BRANCH, MS. 38654
Hm. Phone: 601-895-2254
Wk. Phone: - 0 -

Mary Ruby Durrett
7749 Bethel Rd.
OLIVE BRANCH, MS 38654
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Wk. Phone: N/A

Shirley Jeanette Looney Spencer
8899 Center Hill Rd
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Wk. Phone: 601-895-4560

Jean Looney Maxey
Jean Looney Maxey
901-685-9934
Hm. Phone: _____
Wk. Phone: _____

Lillian Williams Looney
9060 Plantation Lakes Dr.
Olive Branch, Miss - 38654
Hm. Phone: 601-895-5255
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