BK 0324 PG 0747

STATE MS.-DESOTO CO.
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BK 324 PG 747
W.E. DAVIS CH. CLK.

Prepared by and return to:
N. MS Title & Escrow, LLC
Hugh H. Armistead, Attorney
P.O. Box 609
Olive Branch, MS 38654
(601) 895-4844

HOOVER CHILDREN'S TRUST, II,
Billy Brown Hoover, Trustee,

GRANTOR

TO

WARRANTY DEED

ANTHONY W. SMITH,

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, **HOOVER CHILDREN'S TRUST, II, acting through its Trustee, Billy Brown Hoover,** the undersigned grantor, does hereby sell, convey and warrant unto **ANTHONY W. SMITH**, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

21.28 acres, more or less, being located in part of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi, being more particularly described as follows, to-wit:

Commencing at a concrete right of way monument found 270.0 feet West of the Northeast corner of said Section; thence South 22 degrees 37 minutes 26 seconds East 316.74 feet to a point; thence South 17 degrees 40 minutes 26 seconds East 115.90 feet to a ½-inch rebar set at the Southeast corner of the Smith tract being the true Point of Beginning of the herein described tract; thence South 84 degrees 11 minutes 17 seconds West 1616.61 feet along a chain link fence (932.76 feet) to a 5/8-inch rebar found in a barbed wire fence on the South line of Lot 7 of Tony Smith's Hummingbird Drive Subdivision (Plat Book 30, Page 47) at the Northeast corner of the Crisp tract; thence South 06 degrees 06 minutes 54 seconds East 241.38 feet along the East line of said tract to a 5/8-inch rebar found at the Northeast corner of Lot 8 of Blue Bird Estates (Plat Book 19, Pages 50-52); thence South 06 degrees 10 minutes 28 seconds East 167.41 feet along the East line of said lot to a 1/2-inch rebar found at the Northeast corner of Lot 7 of said subdivision; thence South 04 degrees 34 minutes 41 seconds East 102.09 feet along the East line of said lot to a 5/8-inch rebar found at a North corner of Lot 5 of said subdivision; thence South 06 degrees 01 minutes 23 seconds East 70.04 feet to a 5/8-inch rebar found at a North corner of said lot; thence North 84 degrees 08 minutes 32 seconds East 338.76 feet along the North lines of Lot 5 and 4 of said subdivision to a 2-inch pipe found at the Northwest corner of Lot 3; thence North 83 degrees 55 minutes 26 seconds East 311.38 feet along the North line of said lot to a 5/8-inch rebar found at the Northwest corner of Lot 2; thence North 83 degrees 43 minutes 05 seconds East 277.21 feet along the North line of said lot to a 5/8-inch rebar found at the Northwest corner of Lot 1; thence North 84 degrees 08 minutes 20 seconds East 678.18 feet along the North lines of Lot 1 and a 2 acre tract to a 1/2-inch rebar set at a Southwest corner of the Mississippi Department of Transportation right of way; thence along said right of way North 16 degrees 18 minutes 23 seconds West 142.46 feet to a concrete monument found; thence North 02 degrees 08 minutes 00 seconds East 259.91 feet to a concrete monument found; thence Northwestwardly 179.38 feet along a curve to the left having a radius of 666.20 feet, and a delta angle of 15 degrees 25 minutes 38 seconds to the Point of Beginning, and containing 21.28 acres, more or less, (926,916 square feet) of land being subject to all codes, regulations and revisions, subdivision covenants, easements, and rights of way of record.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including,

but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Taxes for the year 1997 are to be prorated, and possession is to take place upon delivery of this deed.

WITNESS THE AUTHORIZED SIGNATURE OF THE GRANTOR, this the 5th day of November, 1997.

Billy Brown Hoover

BILLY BROWN HOOVER,
Trustee for the Hoover Children's Trust, II

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of November, 1997, within my jurisdiction, the within named BILLY BROWN HOOVER, who acknowledged that he is the Trustee of the Hoover Children's Trust, II, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized to do so.

NOTARY PUBLIC

My Commission Expires:
8/23/98

Grantor's Address: 3114 Stonehedge Lane, Carrolton, TX 75006
Home # (972) 416-8595 Work # ( ) Home

Grantee's Address: P.O. Box 787, Olive Branch, MS 38654
Home # (601) 895-6109; Work # (901) 482-5656