

BK 0326 PG 0723  
STATE MS.-DESOTO CO. FILED *W*

DEC 24 9 19 AM '97

Prepared by and  
Return to: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

BK 326 PG 723  
W.E. DAVIS CH. CLK.

MICHAEL R. BOONE, ET UX,	(	
	(	
Grantors	(	
	(	
TO	(	WARRANTY DEED
	(	
JAMES C. McDANIEL, ET UX,	(	
	(	
Grantees	(	
	(	

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **MICHAEL R. BOONE and wife, LINDA F. BOONE**, do hereby grant, bargain, sell, convey and warrant to **JAMES C. McDANIEL and wife, LINDA R. McDANIEL**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described in and by **DESCRIPTION** attached hereto as **EXHIBIT "A"** and made a part hereof for all purposes as fully and completely as if copied in words and figures herein.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; and subject to taxes for the year 1998 and all subsequent years.

Taxes for the year 1997 are being paid on a pro-rata basis as part of closing. Taxes for the year 1998 and all subsequent years shall be the responsibility of Grantees, their heirs and/or assigns.

Possession of said real property shall be given to Grantees upon delivery of this Deed.  
Witness our signatures, this the 23<sup>rd</sup> day of December, 1997.

*Michael R. Boone*  
\_\_\_\_\_  
MICHAEL R. BOONE

*Linda F. Boone*  
\_\_\_\_\_  
LINDA F. BOONE

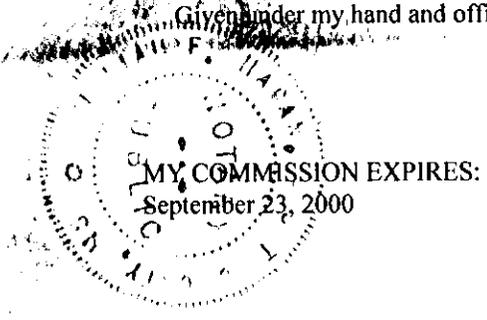
Mr. and Mrs. Michael R. Boone  
Rt. 1, Box 354-B  
Tillatoba, MS 38961  
Home: (601) 623-5095  
Work: (601) 623-5095

Mr. and Mrs. James C. McDaniel  
4256 McCracken Road  
Hernando, MS 38632  
Home: (601) 562-7132  
Work: (601) 562-7132

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **MICHAEL R. BOONE and wife, LINDA F. BOONE**, who each acknowledged that they signed and delivered the above and foregoing **WARRANTY DEED** as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 23<sup>rd</sup> day of December, 1997.



*William F. Hagan*  
\_\_\_\_\_  
NOTARY PUBLIC

# SURVEYOR'S INSPECTION REPORT AND CERTIFICATE

**INSTRUCTIONS** -- Registered Land Surveyor will complete this report and attach copy of Survey or Plat. The Plat must show all reference points mentioned in the description, the boundary lines and all courses and distances; the location of the improvements on the land and distances from lot lines; a complete legal description of the property, including the commencement point and the point of beginning, the road by which subject property has access should be designated as being a public road and any encroachments, party walls, easements and etc. should be shown. The Plat must be dated, sealed and signed by Registered Land Surveyor.

To: MISSISSIPPI VALLEY TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that I have made an accurate survey of the premises standing in the name of  
situated in \_\_\_\_\_ DeSoto MS  
City State

known as Street Numbers 4256 McCracken Road

and shown on the accompanying survey entitled:

2.9797 more or less acre tract of land in the northwest quarter of Section 29, Township 3 South, Range 7 West

being further described as follows, to-wit:

Beginning at a p.k. nail (found) in the approximate center line of McCracken Road, said nail being North 01 degrees 30 minutes 00 seconds West, 1144.62 feet from the accepted southwest corner of the northwest quarter of Section 29, Township 3 South, Range 7 West; thence North 87 degrees 56 minutes 00 seconds East, 40.0 feet to an iron stake in the easterly line of said road, said stake being the true point of beginning for the herein described tract; thence North 04 degrees 14 minutes 42 seconds West 145.59 feet with the easterly line of said road to an iron stake; thence North 87 degrees 58 minutes 45 seconds East 890.31 feet along an existing hedgerow and fence line to an iron stake in the westerly line of Interstate Highway No. 55; thence South 07 degrees 29 minutes 21 seconds East 145.42 feet with the westerly line of said highway to an iron stake; thence South 87 degrees 56 minutes 00 seconds West 898.52 feet to the point of beginning.

This property is not located in a special flood hazard area per

FEMA map number 280333C 0120 D, dated 5-3, 1990. Zone X

I made careful inspection of said premises and of the improvements located thereon at the time of making such survey, and from such inspection I found \_\_\_\_\_  
to be in possession of said premises as  tenant  owner.

I ALSO CERTIFY THAT ALL OF THE AFFIRMATIVE CERTIFICATIONS ON THE REVERSE SIDE HEREOF ARE CORRECT EXCEPT AS FOLLOWS:

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Witness my signature this the 17<sup>th</sup> day of Dec, 1997



Seal

By [Signature]  
Registered Land Surveyor

901-683-9114

Telephone Number

(tumble)

Michelle R. Baer  
Linda F. Boone

EXHIBIT "A"