

S96-0711

JAMES F. MAYFIELD,  
GRANTOR

WARRANTY

TO

DEED

WILLIAM B. MAYFIELD AND  
BARBARA MAYFIELD BRADY  
GRANTEES

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, JAMES F. MAYFIELD, does hereby sell, convey, and warrant unto WILLIAM B. MAYFIELD AND BARBARA MAYFIELD BRADY, as ~~tenants in common~~ <sup>\*XXXXXXXXXXXXXXXXXXXX\*</sup>, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Part of the Northwest Quarter of Section 18, Township 2 South, Range 8 West and part of the Northeast Quarter of Section 13, Township 2 South, Range 9 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at a fence corner commonly accepted as the southeast corner of the northwest quarter of said Section 13; thence run North 00 degrees 03' 37" West a distance of 502.34 feet along the east line of said quarter section to a point on the north line of the Robert E. Brady property and the point of beginning; thence run DUE WEST a distance of 1050.00 feet along said Brady north line on the east and the north line of the James Mayfield property to a point on the centerline of a ditch; thence run the following calls along said ditch centerline to a point: North 69 degrees 45' 37" West 37.22 feet, North 28 degrees 47' 43" West 159.58 feet, North 55 degrees 09' 50" West 93.47 feet, North 57 degrees 45' 28" West 212.62 feet, thence run North 81 degrees 40' 54" East a distance of 1416.48 feet to a point on the west right of way line of Mississippi Highway 301; thence run the following calls along said west right of way line to the northeast corner of said Brady property; South 01 degrees 18' 05" East 14.20 feet, South 09 degrees 01' 35" East 151.63 feet, South 01 degrees 22' 42" East 351.65 feet, thence run DUE WEST a distance of 60.54 feet along said Brady north line to the point of beginning and containing 12.27 acres, more or less. Bearings are based on true north as determined by solar observation. The above description was written from a plat of survey of Danny Rutherford, P.E.L.S. dated February 25, 1996. Less and Except: that property conveyed to Mississippi Transportation Commission in Book 283, Page 381.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi. Subject to a Right of Way to Mississippi Power & Light in Book 50, Page 343, Book 60, Page 31 and Book 60, Page 451.

WITNESS my signature(s), this the 13<sup>th</sup> day of January, 1998.

STATE MS. - DESOTO CO.

JAN 16 10 54 AM '98 *me*

BK 327 PG 522  
W.E. DAVIS CH. CLK.

*James F. Mayfield*  
JAMES F. MAYFIELD

STATE MS. - DESOTO CO. *me*

JAN 26 10 38 AM '98

BK 327 PG 725  
W.E. DAVIS CH. CLK.

\*joint tenants with full rights of survivorship and as tenants in common.

\* No title work requested or performed \*

STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named JAMES F. MAYFIELD, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13<sup>th</sup> day of January 1998.

*[Signature]*  
Notary Public

My commission expires: July 17, 1998

Grantors Address: 3551 Hwy 301 N  
Lake Cormorant, Ms  
38641

Phone: Res. - 781-0549  
Bus. - n/a

Grantees Address: 3535 Hwy 301 N.  
Lake Cormorant Ms  
38641

Phone: Res. - 781-0549  
Bus. - n/a

Prepared By:

Austin Law Firm, P.A.  
230 Goodman  
Suite 510  
Southaven, Mississippi 38671  
  
(601) 349-2234

re-recorded to correct how title is held