

WARRANTY DEED

PL MAR 16 4 16 PM '98

BK 330 PG 298
W.E. DAVIS CH. CLK.

Prepared by and return to:

Joseph M. Sparkman, Jr.
Attorney at Law
Post Office Box 266
Southaven, MS 38671-0266
601 349-6900

Lynoir Agner Pullen and husband, Henry Pullen
GRANTORS

to:

John J. Keller and wife, Gloria Keller
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Lynoir Agner Pullen and husband, Henry Pullen do hereby sell, convey, and warrant unto John J. Keller and wife, Gloria Keller, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

See Attached "Exhibit A" For Legal Description

By way of explanation, Grantor's lawful spouse, Henry Pullen, joins in this instrument to convey any and all right, title and interest which he may have in the subject property.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Taxes for the year 1998 are to be paid by Grantee and possession is to be given with receipt of Deed.

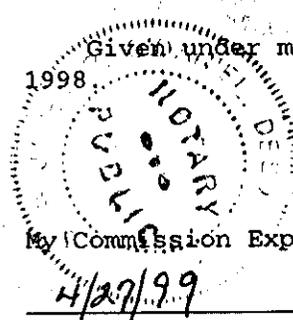
WITNESS the signatures of the Grantors, this the 10th day of February 1998.

Lynoir Agner Pullen
Lynoir Agner Pullen
Henry Pullen
Henry Pullen

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Lynoir Agner Pullen and husband, Henry Pullen, who acknowledge that they executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 10th day of February, 1998.



James R. O'Hanil
Notary Public

GRANTOR'S ADDRESS:
4891 Winesap Cv
Nesbit, MS 38651
Work Phone #: 901-489-6493
Home Phone #: 601-280-5911

GRANTEE'S ADDRESS:
1389 Highway 61
Lake Cormorant, MS 38641
Work Phone #: 601-429-4401
Home Phone #: 601-429-4401

"Exhibit A"

LEGAL DESCRIPTION OF A 8.418 (MORE OR LESS) ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 10 WEST, DESOTO COUNTY, MISSISSIPPI AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID QUARTER SECTION WITH THE WESTERLY RIGHT OF WAY OF HIGHWAY 61 (RIGHT OF WAY VARIES); THENCE SOUTH $33^{\circ}14'29''$ WEST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 304.97 FEET; THENCE SOUTH $40^{\circ}20'01''$ WEST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 514.33 FEET TO A 2" PIPE FOUND; THENCE NORTH $50^{\circ}26'21''$ WEST A DISTANCE OF 873.51 FEET TO A 1/2" REBAR SET IN THE CENTER OF A DRAINAGE DITCH, THENCE NORTH $85^{\circ}34'32''$ EAST A DISTANCE OF 1177.01 FEET TO THE POINT OF BEGINNING CONTAINING 8.418 (MORE OR LESS) ACRES OF LAND BEING SUBJECT TO ALL CODES, REVISIONS, REGULATIONS, SUBDIVISION COVENANTS, EASEMENTS AND RIGHTS OF WAY ON RECORD.

2-4-98

THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY AS RECORDED IN BOOK 174, PAGE 534 MINUS THE RIGHT OF WAY DEED AS RECORDED IN BOOK 275, PAGE 707 IN THE CHANCERY CLERKS OFFICE IN DESOTO COUNTY MISSISSIPPI

INDEXING INSTRUCTIONS:

Located in the Southeast Quarter of Section 26, Township 2 South, Range 10 West, DeSoto County, Mississippi