

STATE MS. - DESOTO CO.  
FILED

MAR 19 2 12 PM '98

BK 330 PG 404  
W.E. DAVIS CH. CLK.

# WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned A. L. WALTERS, hereinafter referred to as the GRANTOR, and ADMIRAL DEVELOPMENT, INC., hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEE to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, A. L. WALTERS, the GRANTOR does hereby and by these presents sell, convey, and warrant unto ADMIRAL DEVELOPMENT, INC., the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lots 59, Northwood Hills Subdivision, Section "B", in Section 12, Township 3, Range 8 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 58, Pages 25-26, in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which plat reference is hereby made for a more definite description.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and being further subject to the restrictive covenants, building restrictions, and easements of record as found with the recorded plat of said subdivision at Plat Book 58, Page 26, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1998 shall be prorated and taxes and assessments for the year 1999 and all subsequent years shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

The GRANTOR herein warrants that the property being conveyed is no part or parcel of his homestead.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 17th day of March, 1998.

*A. L. Walters*  
A. L. WALTERS

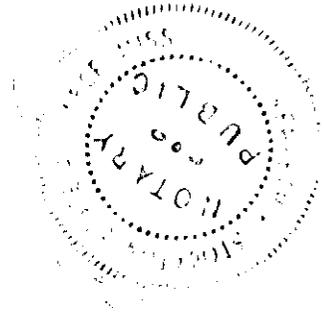
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 17<sup>th</sup> day of March, 1998, within my jurisdiction, the within named A. L. WALTERS, who acknowledged that he executed the above and foregoing instrument.

*[Signature]*  
NOTARY PUBLIC

My Commission Expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)



GRANTORS' ADDRESS:  
532 Parks Road  
Coldwater, MS 38618  
RES. TEL.: 601/622-7666  
BUS. TEL.: N/A

GRANTEES' ADDRESS:  
6690 Tangleberry Cove  
Walls, MS 38680  
RES. TEL.:  
BUS. TEL.: N/A

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601-429-3469