

BK 033 / PG 0239

STATE MS.-DE SOTO CO.  
FILED

APR 3 2 16 PM '98

BK 331 PG 239  
W.E. DAVIS CH. CLK.**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned JAMES R. SEAY, hereinafter referred to as the GRANTOR, and JOHN WHITESIDES AND FRANK WHITESIDES, D/B/A BALLISTER CONSTRUCTION, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, JAMES R. SEAY, the GRANTOR does hereby and by these presents sell, convey, and warrant unto JOHN WHITESIDES AND FRANK WHITESIDES, D/B/A BALLISTER CONSTRUCTION, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lots 26 & 27, Section "A", DEER CREEK SUBDIVISION, in Section 7, Township 3 South, Range 7 West, as per plat thereof of record in Plat Book 57, Page 35, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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 57, Page 35, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 1998 shall be prorated as of the date of this

deed and taxes and assessments for the year 1999 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 16th day of March, 1998.

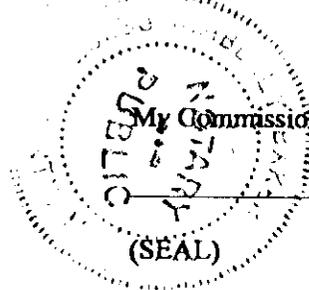
*[Handwritten Signature]*  
\_\_\_\_\_  
JAMES R. SEAY

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 16th day of March, 1998, within my jurisdiction, the within named JAMES R. SEAY, who acknowledged that he executed the above and foregoing instrument.

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

Notary Public State of Mississippi At Large  
My Commission Expires: January 30, 2000  
BONDED THRU HEIDEN-MARCHETTI, INC.



My Commission Expires: \_\_\_\_\_

GRANTORS' ADDRESS:

185 W. Center Street  
Hernando, MS 38632  
RES. TEL.: 601/429-6108  
BUS. TEL.: N/A

GRANTEES' ADDRESS:

*8744 Katherine Lane*  
*Olive Branch, MS 38654*  
RES. TEL.: N/A  
BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON  
ATTORNEY AT LAW  
5 WEST COMMERCE STREET  
HERNANDO, MS 38632  
601-429-3469

Closed by: HONORABLE LES SHUMAKE  
ATTORNEY AT LAW  
P. O. BOX 803  
OLIVE BRANCH, MS 38654  
601-895-5565