

STATE MS. - DESOTO CO.
FILED

APR 30 1 50 PM '98

BK 332 PG 409
W.E. DAVIS CH. CLK.

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned DEBORAH G. MARSH F/K/A DEBORAH G. THOMAS, hereinafter referred to as the GRANTOR, and JAMES R. SEAY, SR., 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 GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, DEBORAH G. MARSH F/K/A DEBORAH G. THOMAS, the GRANTOR does hereby and by these presents sell, convey, and warrant unto JAMES R. SEAY, SR., the GRANTEE, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 1258, Section "C", South, DESOTO VILLAGE SUBDIVISION in Section 33, Township 1 South, Range 8 West as per plat thereof recorded in Plat Book 10, Pages 3-8, 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 Horn Lake, 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 is further subject to the restrictive covenants, building restrictions, and easements of record as found at Plat Book 10, Pages 3-8, 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 GRANTEE, 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 her homestead and also warrants that she is one and the same person as Deborah G. Thomas.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 28th day of April, 1998.

Deborah G. Marsh
DEBORAH G. MARSH

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 28th day of April, 1998, within my jurisdiction, the within named DEBORAH G. MARSH, who acknowledged that she executed the above and foregoing instrument.

[Signature]
NOTARY PUBLIC

My Commission Expires:

(SEAL)

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

GRANTORS' ADDRESS:
6220 Fair Meadow Cove N
Horn Lake, MS 38637
RES. TEL.: N/A
BUS. TEL.: N/A

GRANTEES' ADDRESS:
170 W. Center St.
Hernando, MS 38632
RES. TEL.: 601/429-6108
BUS. TEL.: N/A

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

