

Prepared By:
National Legal Document Co., LC
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Dallas, Texas 75219 (214) 765-6001
FNT Relocation No. 98420098

JUN 30 12 33 PM '98

Recorder's Use Only

WARRANTY DEED

State of Mississippi
County of DeSoto

BK 335 PG 593
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, MATTHAN A. STAFFORD and wife, VALERIE J. STAFFORD, (herein referred to as Grantor, whether one or more), does hereby sell, convey and warrant unto Brian E. Giraud and wife, Karen A. Giraud, tenants by the entirety (herein referred to as Grantee, whether one or more), the land and property lying and being situated in the County of DeSoto, State of Mississippi, described as follows, to-wit:

That certain property more particularly described on *Exhibit "A"* which is attached hereto and incorporated herein by reference for all purposes, together with the improvements thereon (the "property"). **Note to recorder:** indexing instructions contained on *Exhibit "A"*

TO HAVE AND TO HOLD the property, with its appurtenances unto the said Grantee, and Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of the property; that the property is free from all encumbrances except as described herein, and that it will warrant and defend the same from all lawful claims whatsoever.

This conveyance is subject to the following matters affecting the property:

Taxes, special assessments, maintenance and/or association charges which become due and payable subsequent to the Effective Date; covenants, conditions, restrictions, declarations, reservations, set-back lines and ordinances, if any, appearing in the public records; leases, grants, severances, exceptions or reservations of oil, gas and/or other minerals, water, water rights or riparian rights, if any, appearing in the public records; and easements, rights-of-way, servitudes and prescriptive rights, whether of record or not.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor on June 19, 1998 (the "Effective Date").

GRANTOR:

Matthian A. Stafford
MATTHIAN A. STAFFORD

Valerie J. Stafford
VALERIE J. STAFFORD

Grantor Address and Telephone No.:

5004 ALLEN RD,
HERNANDO, MS-
38632
319-236-9211
N/A

State of Mississippi

Grantee Address and Telephone No.:

5004 Allen Road
Hernando, MS 38632
H-(901) 794-2496 W-(901) 547-4321

Acknowledgment

~~_____~~

County of DeSoto

MATTHAN A. STAFFORD personally appeared before me, the undersigned authority in and for the said county and state on May 26, 1998, within my jurisdiction, the within named MATTHAN A. STAFFORD, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

Widia A. Stafford
Notary Public

My Commission Expires: [REDACTED]

[Seal]

DeSoto County, MS.

FNT Relocation No. 98420098



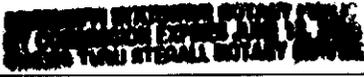
Acknowledgment

State of Mississippi
County of DeSoto

VALERIE J. STAFFORD personally appeared before me, the undersigned authority in and for the said county and state on May 26, 1998, within my jurisdiction, the within named VALERIE J. STAFFORD, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

Heidi A. Sanford

Notary Public

My Commission Expires: 

[Seal]

DeSoto County, MS.



FNT Relocation No. 98420098

EXHIBIT "A"

Seller: MATTHAN A. STAFFORD
Seller: VALERIE J. STAFFORD
FNT Relocation No. 98420098

LOT 4, FOX GLEN SUBDIVISION, IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DeSOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 46, IN THE OFFICE OF THE CHANCERY CLERK OF DeSOTO COUNTY, MISSISSIPPI.

Indexing Instructions: LOT 4 FOX GLEN SUBDIVISION IN SEC. 26 - T3S - R6W.