

ALTON L. WALTERS, ET UX, GRANTORS

TO

WARRANTY DEED

LANDSCAPE EASEMENT RESERVED

JAMES HUBERT JONES, JR., ET UX, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, ALTON L. WALTERS and Wife, PATSEY H. WALTERS, hereby sell, convey, and warrant unto the Grantees, JAMES HUBERT JONES, JR., and Wife, PATRICIA L. JONES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in the city of Hernando, DeSoto County, Mississippi, being more particularly described as follows:

See attached "Exhibit A" for legal description.

Grantor reserves unto themselves a 10 foot landscape easement adjoining and lying east of the west line of the above described .56 acre tract for the purpose of planting a vegetative screen between Fountain Square and the property to the east. This easement is shown on the plat of Fountain Square Subdivision as shown in Plat Book 57, page 45, in the office of the Chancery Clerk of DeSoto County, Mississippi. Grantor will be responsible for planting this vegetation, cutting the grass on the easement, and maintaining it through Fountain Square Homeowner's Association, and as a restrictive covenant to this conveyance Grantee cannot disturb the vegetation, build anything on this easement, cannot destroy the vegetation Grantor has planted on this easement, and will allow maintenance of the vegetation as needed by the Homeowner's Association of Fountain Square Subdivision. By way of explanation, this is a portion of the same land conveyed to ALTON L. WALTERS and Wife, PATSEY H. WALTERS in Deed Book 302, Page 759, in the office of the Chancery Clerk of DeSoto County, Mississippi and joins on the West, Fountain Square Subdivision, recorded in Plat Book 57, Page 45, in the office of the Chancery Clerk of DeSoto County, Mississippi.

RUTHERFORD & ASSOCIATES

ENGINEERING CONSULTANTS - SURVEYORS
324 West Valley Street, Suite 208
Hernando, Mississippi 38632
(601) 429-5766 FAX 429-9841

D E S C R I P T I O N

Part of the Southwest Quarter of Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southeast corner of Town of Hernando Lot 33; thence run South $84^{\circ}12'05''$ West a distance of 226.00 feet to the southeast corner of Fountain Square as recorded in Plat Book 57 on Page 45 of the Chancery Records of DeSoto County, said point being on the north line of the Mississippi State Department of Mental Health property and the Point of Beginning; thence run North $05^{\circ}18'36''$ East a distance of 491.51 feet along the east line of said Fountain Square to the northeast corner of said property, said point being on the south right-of-way line of South Street (50-feet wide); thence run North $84^{\circ}22'05''$ East a distance of 50.00 feet along said south right-of-way line to the northwest corner of the Eulo Loyd property, thence run South $05^{\circ}18'36''$ East a distance of 491.37 feet along the west line of said Loyd property on the north and the west line of the Hubert Jones property on the south to a point on said north line of Mississippi State Department of Mental Health property; thence run South $84^{\circ}12'05''$ West a distance of 50.00 feet along said north property line of said Mental Health property to the Point of Beginning and containing 0.56 acres, more or less. Bearings referenced is $04^{\circ}17'31''$ east of true north as determined by solar observation.

EXHIBIT A

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1998 shall be estimated and prorated at closing and paid by the Grantors when due with any final adjustments in proration to be made between Grantors and Grantees when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

EXECUTED this the 31st day of July, 1998.

STATE MS.-DESOTO CO.
JUL 31 2 57 PM '98

Alton L. Walters
ALTON L. WALTERS

BK 337 PG 380
V.E. DAVIS CH. CLK.

Patsey H. Walters
PATSEY H. WALTERS
GRANTORS

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named ALTON L. WALTERS and Wife, PATSEY H. WALTERS, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 31st day of July, 1998.



May Walker Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-31-99

GRANTOR'S ADDRESS: 532 Parks Road, Coldwater, MS 38618
Home #: (601) 622-0005 Bus #: (601) 622-0005

GRANTEE'S ADDRESS: 175 E Commerce Street
Home #: (601) 429-4650 Bus #: (601) 429-2216

mwb walters to jones warr deed

PREPARED BY:
WALKER, BROWN & BROWN, P.A.
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(601) 429-5277 / (901) 521-9292