

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of July, 1998, by and between Gene T. Poole, Jr. and Patricia A. Poole, d/b/a Poole Homebuilders party of the first part, and Jerry Shelton and wife, Rita Shelton party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Olive Branch, County of Desoto, State of Mississippi:

Lot 22, Summers Place Subdivision, Section 12, Township 2, Range 7 West, Desoto County, Mississippi, as shown on plat of record in Plat Book 44, Page 21, in the office of the Chancery Clerk of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Parcel No. 2071-1207.0-00022.00

Being the same property conveyed to Grantors herein as shown in Warranty Deed as shown of record in Book 348, Page 420 in said Chancery Clerk's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered,

except for subdivision restrictions, building lines and easements of record as shown in Plat Book 44, Page 21 and Amendment to Subdivision restrictions in Book 263, Page 395, Book 266, Page 571, all in said Clerk's Office, and except for 1998 Desoto County taxes not yet due and payable. and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

STATE MS.-DESOTO CO. . .

AUG 7 3 47 PM '98

BK 337 PG 710
W.E. DAVIS CH. CLK.

Gene T. Poole, Jr.
Gene T. Poole, Jr.
Patricia A. Poole
Patricia A. Poole

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gene T. Poole, Jr. and Patricia A. Poole, d/b/a Poole Homebuilders to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of July 1998.

My commission expires:

Donna L. Leatherman
Notary Public
DONNA L. LEATHERMAN
NOTARY PUBLIC
SHELBY COUNTY, TN
EXP. 3-12-2002

Property address 5176 Summers Creek Road
Olive Branch, MS 38654

Grantor's Address

(601)
Phone No. (w) 349-0590
Phone No. (H) 349-0880

Grantee's Address 5176 Summers Creek Road

Olive Branch, MS 38654
Phone No. 901-393-4965
Phone No. NA

Mail tax bills to, (Person or Agency responsible
for payment of taxes)

American National Mortgage, Inc.
8221 Macon Road
Cordova, TN 38018

This instrument prepared by:

Southern Trust Title Company
7515 Corporate Centre Drive
Germantown, TN 38138

State tax _____ \$ _____

Register's fee _____ .50

Recording fee _____ 6.00

Total _____

T.G. # 395361/Lawyers

Return to: Southern Trust Title Company
7515 Corporate Centre Drive
Germantown, TN 38138

901-754-2080

(FOR RECORDING DATA ONLY)