

AUG 12 3 36 PM '98

RUTH B. OWENS, BILLY WHIT OWENS,  
JANICE OWENS BARTON, JIMMY REX OWENS,  
AND CYRUS RAY OWENS,

GRANTORS BK 338 PG 91  
W.E. DAVIS CH. CLK.

TO

DIVISION DEED

BILLY WHIT OWENS, JANICE OWENS BARTON,  
JIMMY REX OWENS, AND CYRUS RAY OWENS,

GRANTEES

WHEREAS, D. W. Owens owned certain real property located in DeSoto County, Mississippi, at the time of his death being June 20, 1998, in DeSoto County, Mississippi; and,

WHEREAS, D. W. Owens died intestate leaving as his sole surviving heirs at law his wife, Ruth B. Owens, and four (4) children, namely: Janice Owens Barton, Billy Whit Owens, Jimmy Rex Owens and Cyrus Ray Owens, all adults; and,

WHEREAS, the undersigned are desirous of dividing the real property owned by them, being 44.06 acres less 3 acres located in Section 26, Township 3 South, Range 6 West, DeSoto County, Mississippi, and conveying same in separate parcels to Janice Owens Barton, Billy Whit Owens, Jimmy Rex Owens and Cyrus Ray Owens.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND 00/100 (\$1.00), CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUTH B. OWENS, BILLY WHIT OWENS, JANICE OWENS BARTON, JIMMY REX OWENS AND CYRUS RAY OWENS, do hereby give, convey and warrant unto BILLY WHIT OWENS, the land lying and being situated in DeSoto County,

Mississippi, more particularly described as follows, to-wit:

TRACT 1: Part of the Northeast Quarter, Section 26, Township 3 South, Range 6 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

COMMENCING at the Southeast Corner of said Northeast Quarter; thence North 89 degrees 13 minutes 00 seconds West along the South line of said Northeast Quarter a distance of 739.76 feet; thence North 28 degrees 03 minutes 14 seconds West a distance of 1066.15 feet; thence South 73 degrees 45 minutes 55 seconds West a distance of 443.82 feet; thence South 83 degrees 14 minutes 25 seconds West a distance of 37.35 feet; thence North 00 degrees 56 minutes 13 seconds West a distance of 945.08 feet to the Point of Beginning; thence North 00 degrees 56 minutes 13 seconds West a distance of 894.35 feet to the North line of said section; thence South 89 degrees 20 minutes 24 seconds East along said North line of Section a distance of 525.61 feet; thence South 05 degrees 28 minutes 25 seconds East a distance of 529.52 feet; thence South 28 degrees 46 minutes 35 seconds West a distance of 198.52 feet; thence South 00 degrees 17 minutes 54 seconds West a distance of 192.43 feet; thence North 89 degrees 20 minutes 24 seconds West a distance of 464.92 feet to the Point of Beginning and containing 10.75 acres. There is an ingress/egress easement along the East Lines of this Tract for the service of Tract 4.

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND 00/100 (\$1.00), CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUTH B. OWENS, BILLY WHIT OWENS, JANICE OWENS BARTON, JIMMY REX OWENS AND CYRUS RAY OWENS, do hereby give, convey and warrant unto JANICE OWENS BARTON, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

TRACT 2: Part of the Northeast Quarter, Section 26, Township 3 South, Range 6 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

COMMENCING at the Southeast Corner of said Northeast Quarter; thence North 89 degrees 13 minutes 00 seconds West along the South line of said Northeast Quarter a distance of 739.76 feet; thence North 28 degrees 03 minutes 14 seconds West a distance of 322.68 feet to the Point of Beginning; thence North 28 degrees 03 minutes 14 seconds West a distance of 537.33 feet; thence North 01 degrees 30 minutes 59 seconds West a distance of 749.72 feet; thence North 89 degrees 33 minutes 31 seconds West a distance of 92.15 feet; thence North 00 degrees 17 minutes 54 seconds East a distance of 435.30 feet; thence North 28 degrees

46 minutes 35 seconds East a distance of 198.52 feet; thence North 05 degrees 28 minutes 25 seconds West a distance of 529.52 feet to the North line of said Section; thence South 89 degrees 20 minutes 24 seconds East along said North line of Section a distance of 258.60 feet; thence South 00 degrees 17 minutes 54 seconds West a distance of 1135.75 feet; thence South 03 degrees 01 minutes 52 seconds East a distance of 1223.77 feet to the Point of Beginning and containing 11.81 acres. The home house of Ruth Owens is on this tract.

This tract includes the three (3) acres conveyed to Janice O. Barton by deed recorded in Deed Book 236, Page 579.

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND 00/100 (\$1.00), CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUTH B. OWENS, BILLY WHIT OWENS, JANICE OWENS BARTON, JIMMY REX OWENS AND CYRUS RAY OWENS, do hereby give, convey and warrant unto JIMMY REX OWENS the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

TRACT 3: Part of the Northeast Quarter, Section 26, Township 3 South, Range 6 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

COMMENCING at the Southeast Corner of said Northeast Quarter; thence North 89 degrees 13 minutes 00 seconds West along the South line of said Northeast Quarter a distance of 739.76 feet to the Point of Beginning; thence North 28 degrees 03 minutes 14 seconds West a distance of 322.68 feet; thence North 03 degrees 01 minutes 52 seconds West a distance of 1223.77 feet; thence North 00 degrees 17 minutes 54 seconds East a distance of 1135.75 feet to the North line of said Section; thence South 89 degrees 20 minutes 24 seconds East along said North line of Section a distance of 179.38 feet; thence South 01 degree 01 minutes 05 seconds East a distance of 2641.10 feet to the South line of said Section; thence North 89 degrees 13 minutes 00 seconds West a distance of 15.73 feet to the Point of Beginning and containing 10.75 acres.

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND 00/100 (\$1.00), CASH

IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUTH B. OWENS, BILLY WHIT OWENS, JANICE OWENS BARTON, JIMMY REX OWENS AND CYRUS RAY OWENS, do hereby give, convey and warrant unto CYRUS RAY OWENS the land lying and being situated in DeSoto County, Mississippi, more particularly described as follow, to-wit:

TRACT 4: Part of the Northeast Quarter, Section 26, Township 3 South, Range 6 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

COMMENCING at the Southeast Corner of said Northeast Quarter; thence North 89 degrees 13 minutes 00 seconds West along the South line of said Northeast Quarter a distance of 739.76 feet; thence North 28 degrees 03 minutes 14 seconds West a distance of 860.01 feet to the Point of Beginning; thence North 28 degrees 03 minutes 14 seconds West a distance of 206.14 feet; thence South 73 degrees 45 minutes 55 seconds West a distance of 443.82 feet; thence South 83 degrees 14 minutes 25 seconds West a distance of 37.35 feet; thence North 00 degrees 56 minutes 13 seconds West a distance of 945.08 feet; thence South 89 degrees 20 minutes 24 seconds East a distance of 464.92 feet; thence South 00 degrees 17 minutes 54 seconds West a distance of 242.87 feet; thence South 89 degrees 33 minutes 31 seconds East a distance of 92.15 feet; thence South 01 degrees 30 minutes 59 seconds East a distance of 749.72 feet to the Point of Beginning and containing 10.75 acres with right of ingress/egress across the East lines of Tract 1.

There is an ingress/egress easement along the East line of Tract 1 for the service of Tract

4. A copy of the plat of Tracts 1-4, including said easement is attached hereto and made a part hereof.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to rights of way and easements for public roads and public utilities.

Possession is to be given upon delivery of the deed.

Taxes for the year 1998 are to be prorated among the four grantees named herein.

WITNESS OUR SIGNATURES this the 3rd day of ~~July~~<sup>Aug.</sup>, 1998.

Ruth B. Owens  
RUTH B. OWENS

Billy Whit Owens  
BILLY WHIT OWENS

Janice Owens Barton  
JANICE OWENS BARTON

Jimmy Rex Owens  
JIMMY REX OWENS

Cyrus Ray Owens  
CYRUS RAY OWENS

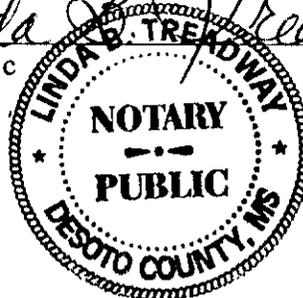
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named RUTH B. OWENS who acknowledged that she signed and delivered the above and foregoing Division Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd day of ~~July~~<sup>Aug.</sup>, 1998.

Linda B. Treadway  
Notary Public

My Commission Expires:  
10/17/98

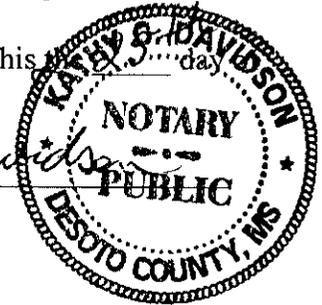


STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid the above named BILLY WHIT OWENS who acknowledged that he signed and delivered the above and foregoing Division Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3<sup>rd</sup> day of July, 1998.

Kathy A. Davidson  
Notary Public



My Commission Expires:

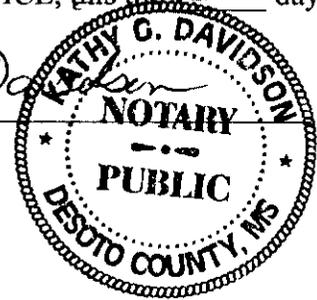
3-31-2000

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction afore said, the above named JANICE OWENS BARTON, who acknowledged that she signed and delivered the above and foregoing Division Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 25<sup>th</sup> day of July, 1998.

Kathy A. Davidson  
Notary Public



My Commission Expires:

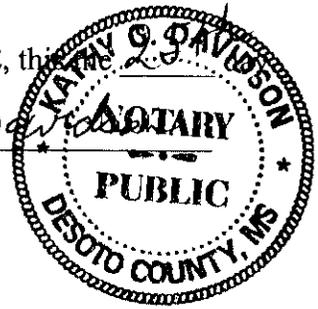
3-31-2000

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named JIMMY REX OWENS, who acknowledged that he signed and delivered the above and foregoing Division Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29<sup>th</sup> day of July, 1998.

Kathy A. Davidson  
Notary Public



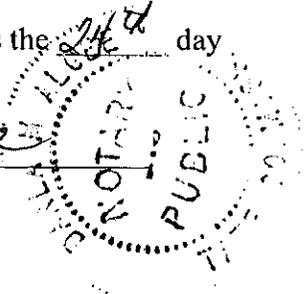
My Commission Expires:  
3-31-2000

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named CYRUS RAY OWENS, who acknowledged that he signed and delivered the above and foregoing Division Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 24<sup>th</sup> day of July, 1998.

Darla M. Algee  
Notary Public



My Commission Expires:  
MY COMMISSION EXPIRES 2-21-2002

Address of Grantors and Grantees: 10791 Holly Springs Rd., Hernando, MS 38632  
Residence Phone: (601)-233-4825  
Business Phone: None

Prepared by: James W. Amos, Attorney, MSB #1559  
2430 Caffey St., Hernando, MS 38632  
Phone: (601)-429-7873