

BK 0340 PG 0116

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between LAURA K. O'NEEL, an unmarried woman, Grantor, and ERNA A. HAWKINS and BONNIE HAWKINS ROBINSON, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby convey and warrant, except as hereinafter set forth, unto the Grantees, as joint tenants with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

Lot 766, Section C, Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 2, Pages 19-22, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

STATE MS.-DESOTO CO.
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2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 16th day of September, 1998.

Laura K. O'neel
LAURA K. O'NEEL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, LAURA K. O'NEEL, an unmarried woman, who acknowledged that he/she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 16th day of September, 1998.

Rinda Lang Wheeler
NOTARY PUBLIC

(S.E.A.L.)
My Commission Expires: 8-9-99

ADDRESS OF GRANTOR:
7426 Overlook Drive
Southaven, MS 38671
Home: 601-393-8881
Work: 901-682-3314

ADDRESS OF GRANTEEES:
1687 WHITEHEAD DRIVE
SOUTHAVEN, MISSISSIPPI 38671
Home: 601-250-9835
Work: NONE.

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 998-583