

STATE HS. - DESOTO CO. *RC*  
FILED

Nov 10 2 15 PM '98

## WARRANTY DEED

BK 342 PG 638  
W.E. DAVIS CH. CLK.

THIS WARRANTY DEED made and entered into this day by and between J. D. MOORE, a widower, Grantor, and RICKEY D. MOORE and wife VICKIE W. MOORE, 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 tenants by the entirety, with 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 3 of the Moore Subdivision, in Section 7, Township 2 South, Range 8 West, as found in the Plat of said Subdivision in Plat Book 64 at Page 21, 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.
- 2) Zoning, subdivision 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.
- 4) Right of Way conveyed to Mississippi Power and Light recorded in Book 60 at Page 399 in the land records of DeSoto County, Mississippi.
- 5) Easement granted to Days Water Association recorded in Book 100 at Page 160 in the land records of DeSoto County, Mississippi.
- 6) Right of Way granted to DeSoto County for a road recorded in Book 160 at page 533 in the land records of DeSoto County, Mississippi.
- 7) A ten (10) foot utility easement on the front of the lot and a five (5) foot utility easement on the sides and rear of the lot as stated on the subdivision plat recorded in Plat Book 64 at Page 21 in the land records of DeSoto County, Mississippi.
- 8) A fifty (50) foot minimum building line on the front of the lot as stated on the subdivision plat recorded in Plat Book 64 at Page 21 in the land records of DeSoto County, Mississippi.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 10<sup>th</sup> day  
of November, 1998.

J. D. Moore  
J. D. MOORE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, J. D. MOORE, who acknowledged that he 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 10<sup>th</sup> day of November, 1998.

Linda Kay Wheeler  
NOTARY PUBLIC

My Commission Expires:

August 9, 1999

ADDRESS OF GRANTOR:

5304 Austin Road  
Lake Cormorant, MS 38641  
Home Phone: 601-781-1064  
Work Phone: n/a

ADDRESS OF GRANTEE:

7245 Wendell Cove  
Walls, Mississippi 38680  
Home Phone: 601-781-1832  
Work Phone: 601-497-5138

PREPARED BY AND RETURN TO:

Holcomb Dunbar, P.A.  
Post OFFICE Box 190  
Southaven, MS 38671  
601-349-0664  
File Number 998-533  
MLG