

STATE MS.-DESOTO CO.

FILED

BILLY DEAN STAHLER, JR. ET AL.

Nov 24 11 58 AM '98

GRANTORS

TO

WARRANTY DEED

MINNIE M. MARSHALL

BK 343 PG 409
W.E. DAVIS CH. CLK.

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, BILLY DEAN STAHLER, JR. AND WIFE, TRACEY STAHLER AND MINNIE M. MARSHALL, do hereby bargain, sell, convey and warrant unto:

MINNIE M. MARSHALL

the following described property being situated in the State of Mississippi, County of DeSoto, more particularly described as follows, to-wit:

Commencing at the northeast corner of the northwest corner of Section 28, Township 2 South, Range 5 West; thence N 84 degrees 37' 13" W a distance of 55.44 feet to a point on the south right-of-way of old U.S. Hwy. 78; thence in a southeasterly direction along said right-of-way 2720.38 feet to the true point of beginning; thence S 58 degrees 42' 12" E continuing along said right-of-way a distance of 267.00 feet to a point marked with an iron pin; thence S 05 degrees 41' 27" W (S 06 degrees 32' 40" W-called) a distance of 199.85 feet (202.03 feet-called) to a point marked with an iron pin; thence N 84 degrees 35' 51" W (N 84 degrees 33' 48" W-called) a distance of 227.00 feet to a point marked with an iron pin; thence N 03 degrees 11' 49" E (N 03 degrees 43' 05" W-called) a distance of 316.68 feet (318.77 feet-called) to the point of beginning; continuing 1.38 acres (1.50 acres-called), more or less. Property located in the northeast and southeast quarters of the northeast quarter of Section 28, Township 2 South, Range 5 West. (Pigeon Roost Road is on the eastern portion of the property as shown on the plat of survey dated February 14, 1996 and performed by Jones-Davis & Associates, Inc. Called to section corner are from deed of record and were not surveyed on the ground.) Located at the Northeast Quarter

By way of explanation, MINNIE M. MARSHALL is the Wife of the late ROBERT R. MARSHALL. Robert R. Marshall died on or about June 25, 1998, in DeSoto County, Mississippi, and a copy of the Certificate of Death is attached hereto as Exhibit "A" and is incorporated by reference herein. By operation of law, title to said property was transferred to MINNIE M. MARSHALL by virtue of the right of survivorship as provided for in the deed recorded at Book 297 at Page 120 in the land records of the Chancery Court Clerk of DeSoto County, Mississippi. Thereafter, Minnie M. Marshall did convey the said property to Billy Dean Stahle, Jr., who now is transferrring his interest back to his mother joined in by his wife, Tracey Stahle, and his Mother, Minnie M. Marshall.

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

Grantee assumes taxes for the year 1998 and thereafter. Possession is given with delivery of the deed.

WITNESS OUR SIGNATURES, this the 20th day of November, 1998.

Minnie M. Marshall
MINNIE M. MARSHALL, GRANTOR

Billy Dean Stahle, Jr.
BILLY DEAN STAHLER, JR., GRANTOR

Tracey Stahle
TRACEY STAHLER, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named MINNIE M. MARSHALL, who acknowledged that she executed, signed and delivered the above and foregoing Warranty Deed on the date and year shown thereon as her free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 20th day of November, 1998.

[Signature]
NOTARY PUBLIC

My Commission Expires:

8/23/99

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for the jurisdiction aforesaid the within named BILLY DEAN STAHLER, JR. AND WIFE, TRACEY STAHLER who acknowledged that they signed, sealed, executed, and delivered the above and fore-going Warranty Deed on the date and year shown thereon as their free and voluntary act and for the purposes therein expressed.

GIVEN UNDER my hand and seal of office this the 20th day of November, 1998.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

8/23/99
(SEAL)



Grantor's Address:

Minnie M. Marshall
1755 Pigeon Roost Rd.
Byhalia, MS 38611
H #: (601) 851-7061
W #: Same

Grantee's Address:

Billy Dean Stahle, Jr.
1755 Pigeon Roost Rd.
Byhalia, MS 38611
H #: (601) 838-7650
W #: Same

Deed Preparation Only:

This deed was prepared from a Description furnished by the Grantee. No title search was requested or performed by the attorney preparing this deed. No certification of title was expressed or implied. The Grantee was advised what a title search means and did not request one to be done. _____

Prepared by and return to:

Wallace C. Anderson
Attorney at Law
P. O. Box 64
Olive Branch, MS 38654
(601) 895-4390