

STATE MS. - DESOTO CO.  
FILED

WARRANTY DEED

DEC 11 12 20 PM '98

344 339  
W.F. DAVIS CH. CLK.  
RUBY SUE

This deed of conveyance this day made by the undersigned, HOBBS SPENCER, a femme sole, NUEL HOBBS, ROBERT HOBBS, BILLIE SUE SHEFFIELD, a femme sole, JAMES SKELTON AND CHARLES HENRY HUMPHREYS, hereinafter referred to as the GRANTORS, and EDWARD A. SPENCER, JR., hereinafter referred to as the GRANTEE, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEE to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, the GRANTORS do hereby and by these presents sell, convey, and warrant unto the GRANTEE, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Beginning at the northeast corner of Section 24; Township 3 South; Range 8 West; thence west 3.4 feet to a point in the centerline of Old Highway 51 and the point of beginning of the following tract; thence south 1° 00' west 969.82 feet along the centerline of said road to a point; thence north 88° 29' west 378.79 feet to a point; thence north 4° 07' west 382.11 feet to a point; thence south 84° 22' west 106.00 feet to a point; thence north 6° 04' west 615.29 feet to a point; thence south 87° 47' east 594.39 feet to the point of beginning and containing 11.06 acres, less and except the right of way for Old Highway 51, leaving a net acreage of 10.5 acres, more or less. All bearings are magnetic.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, including, but not limited to, Right of Way granted Mississippi Power and Light Company, recorded in Deed Book 25, Page 628, Sewage Easement granted to the Town of Hernando, Mississippi, by Right of

Way Contract recorded in Deed Book 50, Page 517, all in the Office of the Chancery Clerk of DeSoto County, Mississippi; subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character including, but not limited to, oil, gas, sand and gravel in, on and under the subject property, including, but not limited to, reservation of a one-fourth (1/4) interest of one-eighth (1/8) royalties out of any gas and oil leases reserved by Mrs. Evie S. Mosby in that certain General Warranty Deed recorded in Deed Book 28, Page 192, in the Office of the Chancery Clerk of DeSoto County, Mississippi; any unrecorded rights of way or easements and any discrepancies, conflicts, encroachments or shortages in the area and boundaries which a correct survey and/or inspection would show.

Taxes and assessments against said property for the year 1998 shall be prorated as of the date of this deed and all taxes and assessments for all subsequent years are hereby excepted from the foregoing covenant of warranty.

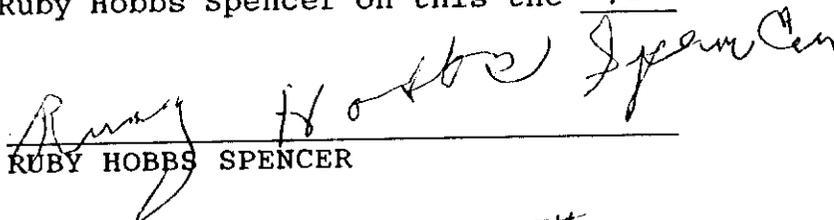
Possession shall be given upon delivery of this deed.

James Skelton, Billie Sue Sheffield and Ruby Hobbs Spencer do hereby warrant that the aforescribed real property is no part or portion of their homestead and they have never lived nor resided on the same and that no other person is required to join with him in the execution of this deed for the purpose of conveying any homestead rights.

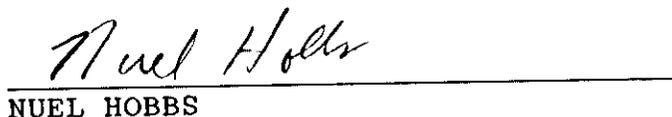
Nuel Hobbs, Robert Hobbs and Charles Henry Humphreys do hereby warrant that they are non-residents of the State of Mississippi and that the aforescribed real property is no part or portion of their homestead.

By way of explanation, the aforescribed real property was devised to the GRANTORS by the Last Will and Testament of J. F. Conger and attached hereto are waivers of tax liens executed by the Internal Revenue Service and the Mississippi State Tax Commission.

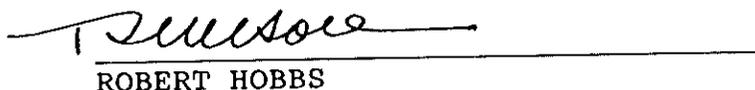
WITNESS the signature of Ruby Hobbs Spencer on this the 12<sup>TH</sup> day of NOVEMBER, 1998.

  
 \_\_\_\_\_  
 RUBY HOBBS SPENCER

WITNESS the signature of Nuel Hobbs on this the 19<sup>TH</sup> day of NOVEMBER, 1998.

  
 \_\_\_\_\_  
 NUEL HOBBS

WITNESS the signature of Robert Hobbs on this the 1<sup>ST</sup> day of DECEMBER, 1998.

  
 \_\_\_\_\_  
 ROBERT HOBBS

WITNESS the signature of Billie Sue Sheffield on this the 13 day of November, 1998.

  
 \_\_\_\_\_  
 BILLIE SUE SHEFFIELD

WITNESS the signature of James Skelton on this the 13 day  
of Nov., 1998.

James Skelton  
JAMES SKELTON

WITNESS the signature of Charles Henry Humphreys on this the  
23 day of November, 1998.

Charles Henry Humphreys  
CHARLES HENRY HUMPHREYS

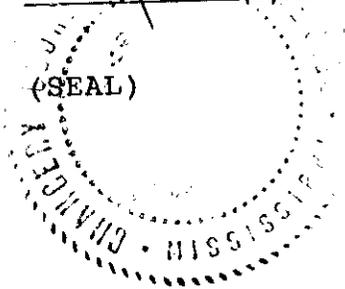
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 12 day of Nov, 1998, within my jurisdiction, the within named Ruby Hobbs Spencer, who acknowledged that she executed the above and foregoing instrument.

W. J. Daw Chancery Court Clerk  
NOTARY PUBLIC

My Commission Expires:

Jan. 3, 2001



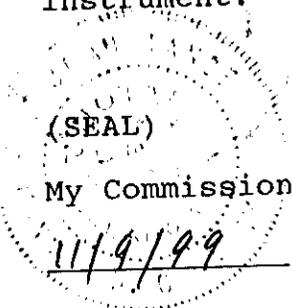
STATE OF OKLAHOMA  
COUNTY OF Tulsa

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 19~~th~~ day of NOVEMBER, 1998, within my jurisdiction, the within named Nuel Hobbs, who acknowledged that he executed the above and foregoing instrument.

Jean France  
Notary Public

My Commission Expires:

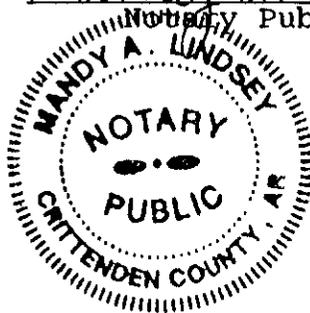
11/9/99



STATE OF ARKANSAS  
COUNTY OF Crittenden

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 1 day of December, 1998, within my jurisdiction, the within named Robert Hobbs, who acknowledged he executed the above and foregoing instrument.

Mandy A. Lindsey  
Notary Public



(SEAL)

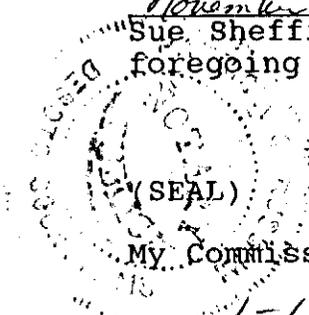
My Commission Expires:

11-1-2006

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 13<sup>th</sup> day of November, 1998, within my jurisdiction, the within named Billie Sue Sheffield, who acknowledged that she executed the above and foregoing instrument.

Patricia D. Bussan  
Notary Public



(SEAL)

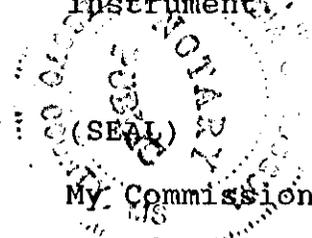
My Commission Expires:

1-16-99

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 13<sup>th</sup> day of November, 1998, within my jurisdiction, the within named James Skelton, who acknowledged that he executed the above and foregoing instrument.

Patricia G. Bussan  
Notary Public



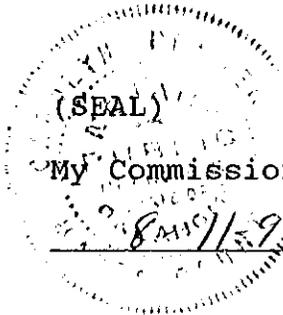
My Commission Expires:

Jan. 16, 1999

STATE OF OKLAHOMA  
COUNTY OF Rogers

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 2<sup>nd</sup> day of November, 1998, within my jurisdiction, the within named Charles Henry Humphreys, who acknowledged that he executed the above and foregoing instrument.

Carolyn Penner  
Notary Public



My Commission Expires:

8/11/99

## GRANTORS' ADDRESS:

Ruby Hobbs Spencer  
 2759 Holly Springs Road  
 Hernando, MS 38632  
 Home Tel. No.: 601-429-6100  
 Work Tel. No.: None

Nuel Hobbs  
 3509 South Utica  
 Tulsa, OK 74105  
 Home Tel. No.: 918-742-2954  
 Work Tel. No.: 918-599-7255

Robert Hobbs  
 P. O. Box 860  
 West Memphis, AR 72303  
 Home Tel. No.: 870-735-2224  
 Work Tel. No.: None

Billie Sue Sheffield  
 3003 Highway 51 North, Lot 124  
 Nesbit, MS 38651  
 Home Tel. No.: 601-429-3401  
 Work Tel. No.: 601-357-5512

James Skelton  
 3840 Highway 51 South  
 Hernando, MS 38632  
 Home Tel. No.: 601-429-9407  
 Work Tel. No.: None

Charles Henry Humphreys  
 29708 South Cameron Road  
 Inola, OK 74036  
 Home Tel. No.: 918-543-8550  
 Work Tel. No.: 918-543-8550

## GRANTEE'S ADDRESS:

4689 Big Horn Drive  
 Nesbit, MS 38651  
 Home Tel. No.: 601-429-4934  
 Work Tel. No.: 901-831-9236

## Prepared by:

Law Offices of A. Cinclair May  
 2565 Caffey Street, Suite 100  
 Hernando, MS 38632  
 601-429-5038

Indexing Instructions: Record NE1/4 Sec. 24, T3S, R8W

Form **792**  
 (Rev. Nov. 1980)  
 Department of the Treasury  
**Internal Revenue Service**

**United States  
 Certificate Discharging  
 Property Subject to  
 Estate Tax Lien**

Decedent's First Name and Middle Initial James F.		Decedent's Last Name Conger
Decedent's Social Security Number 427-05-8264		Date of Death January 8, 1998
Domicile at Time of Death Hernando, MS		
TO		
NAME OF APPLICANT ▶	Mr. Edward A. Spencer, Jr.	
ADDRESS (Number, Street, City or Town, State and ZIP Code)	c/o Mr. A. Cinclair May 2565 Caffey Street, Suite 100 Hernado, MS 38632	

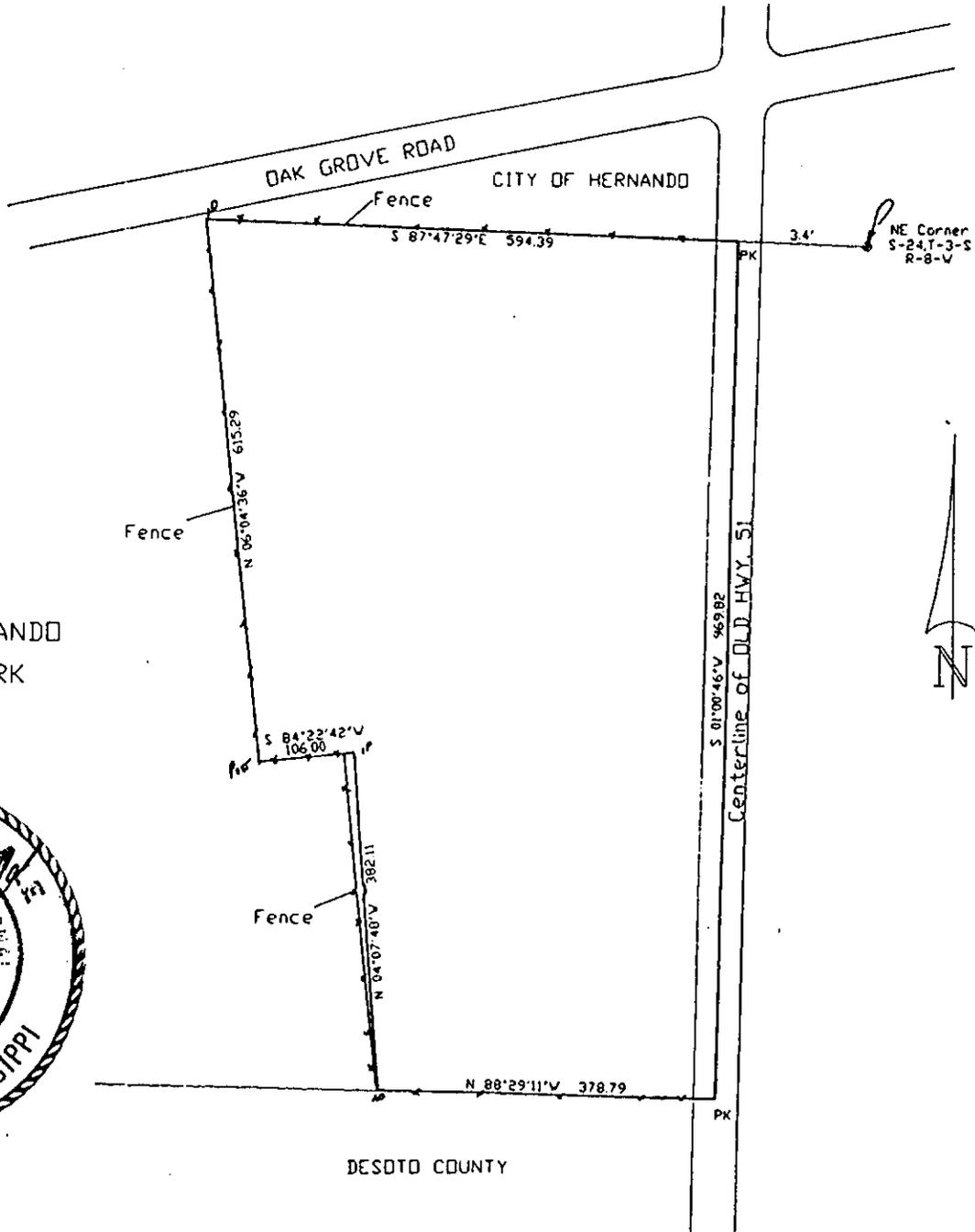
I certify that the estate tax for the estate of the decedent named above has been fully paid or otherwise provided for. This certificate discharges the property described below from the lien of the United States imposed by section 6324 of the Internal Revenue Code.

NE 1/4 of NE 1/4 of S24, T3S, R8W Desoto County, MS (as per Survey attached).

SIGNATURE OF CERTIFYING OFFICIAL ▶	<i>Richard F. Moran</i>	Title	Date
	Richard F. Moran	District Director	10/26/1998
District or Office GULF COAST DISTRICT			

BX 0344PG 0347

SURVEY OF THE CONGER TRACT LOCATED IN THE  
NORTHEAST QUARTER OF THE NORTHEAST QUARTER  
OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 8 WEST  
CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI.



JULY 13, 1995

11.06 ACRES

CLASS "B" SURVEY

SCALE: 1" = 200'

J.F. Lauderdale L.S.P.E.  
9123 Pigeon Roost  
Olive Branch, MS 38654  
Phone: (601) 895-0422

Beginning at the northeast corner of Section 24; Township 3 South; Range 8 West; thence west 3.4 feet to a point in the centerline of Old highway 51 and the point of beginning of the following tract; thence south 1 00' west 969.82 feet along the centerline of said road to a point; thence north 88 29' west 378.79 feet to a point; thence north 4 07' west 382.11 feet to a point; thence south 84 22' west 106.00 feet to a point; thence north 6 04' west 615.29 feet to a point; thence south 87 47' east 594.39 feet to the point of beginning and containing 11.06 acres less and except the right of way for Old Highway 51, leaving a net acreage of 10.5 acres more or less. All bearings are magnetic.

J. F. Lauderdale L.S.

BK0344PG0349

Ed Buelow, Jr., Chairman  
and Commissioner of Revenue

Lisa W. Hall, CPA  
Associate Commissioner

Russell E. Hawkins, CPA  
Associate Commissioner



MISSISSIPPI

STATE TAX COMMISSION

Miscellaneous Tax Division  
Post Office Box 1033  
Jackson, Mississippi 39215

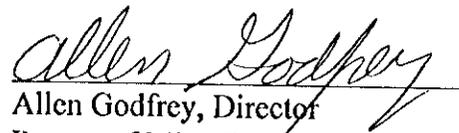
Phone: (601) 923-7175  
Fax: (601) 923-7188

## WAIVER OF ESTATE TAX LIEN

WHEREAS, it appears unto my satisfaction as Administrator of Estate Tax that any estate tax due on the estate of J. F. Conger, deceased, formerly of Hernando, Desoto County, Mississippi, will be secured by personal property to fully guarantee any estate tax which may now or subsequently become due on said estate, and upon request so to do, I, Allen Godfrey, Director of the Bureau of Miscellaneous Tax, hereby release and waive any lien which the State of Mississippi has or may have against the following described land lying and being situate in Desoto County, Mississippi, to-wit:

*Northeast 1/4 of Northeast 1/4 of Section 234, T3S, R8W.*

This 6<sup>th</sup> day of November 1998.

  
Allen Godfrey, Director  
Bureau of Miscellaneous Tax  
Mississippi State Tax Commission