

BK 0345 PG 0160

STATE OF MISSISSIPPI
FILED

TC

DEC 29 3 50 PM '98

CORRECTED WARRANTY DEED

BK 345 PG 160
W.E. DAVIS CH. CLK.

THIS WARRANTY DEED made and entered into this day by and between ADELAIDE BAPTIST SCRUGGINS, MATTIE MAE BAPTIST, NAPOLEAN BAPTIST, HATTIE MAE BAPTIST RAY, WILLIE B. BAPTIST, LARRY BAPTIST, JOHN HENRY IRBY, DOROTHY MAE BAPTIST WILKINS, FRED BAPTIST, MARY BAPTIST and HUBERT BAPTIST, Grantors, and JAMES B. TOWNES and GWENDOLYN TOWNES, 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 Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby convey and warrant, except as hereinafter set forth, unto the Grantees 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:

SEE ATTACHED EXHIBIT "A"

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:

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

* This instrument is intended to correct the legal description contained within the original Warranty Deed from the herein named Grantors and Grantees which was executed on the 19th day of December, 1994, and was filed for recording on February 6, 1995 at 10:19 a.m. and is recorded in Book 281 at Page 334 in the land records of the Chancery Clerk of DeSoto County, Mississippi.

8K0345PG0162

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 16th day of November, 1998.

Baptist
Adelaide Scruggins
ADELAIDE BAPTIST SCRUGGINS

STATE OF ~~MISSISSIPPI~~ Michigan
COUNTY OF ~~DESOUD~~ Saginaw

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, ADELAIDE BAPTIST SCRUGGINS, who acknowledged that 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 November, 1998.

Cheri M. Smith
NOTARY PUBLIC

My Commission Expires:

4-12-01

BK0345PG0163

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 3 day
of Dec, 1998.

Mattie M Baptist
MATTIE MAE BAPTIST
a.k.a. Mattie M Baptist

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State
and County aforesaid, MATTIE MAE BAPTIST, who acknowledged that 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 3 day of Dec, 1998.

Cathy Schragel
NOTARY PUBLIC

My Commission Expires:

My Commission Expires June 14, 2002

BK0345PG0164

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 6 day of Nov., 1998.

[Signature]
NAPOLEAN BAPTIST

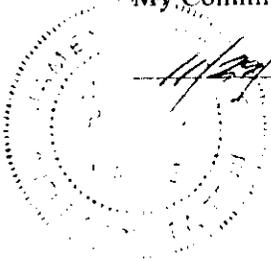
STATE OF ~~MISSISSIPPI~~ TENNESSEE
COUNTY OF ~~DESOTO~~ SHELBY

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, NAPOLEAN BAPTIST, 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 6 day of November, 1998.

[Signature]
NOTARY PUBLIC

My Commission Expires:



11/29/98

BK 0345 PG 0165

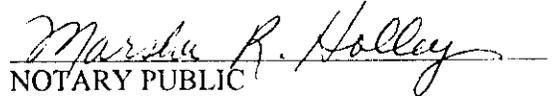
IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 14 day of November, 1998.


HATTIE MAE BAPTIST RAY

STATE OF ~~MISSISSIPPI~~ Michigan
COUNTY OF ~~DESOTO~~ St. Clair

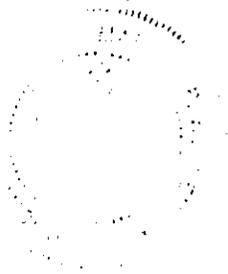
THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, HATTIE MAE BAPTIST RAY, who acknowledged that she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 14th day of NOVEMBER, 1998.


NOTARY PUBLIC

My Commission Expires:

1-1-99



BK 0345 PG 0166

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 12-7 day of _____, 1998.

Willie B. Baptist
WILLIE B. BAPTIST

STATE OF ~~MISSISSIPPI~~ Tennessee
COUNTY OF ~~DESOTO~~ Shelby

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, WILLIE B. BAPTIST, 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 7 day of December, 1998.

Jamara Gaudi
NOTARY PUBLIC

My Commission Expires:
My Commission Expires June 5, 2001

BK 0345 PG 0167

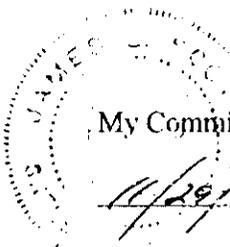
IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 16 day
of NOV., 1998.

Larry Baptist
LARRY BAPTIST

STATE OF ~~MISSISSIPPI~~ TENNESSEE
COUNTY OF ~~DESOTO~~ SHELBY

THIS DAY personally appeared before me, the undersigned authority within and for the State
and County aforesaid, LARRY BAPTIST, 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 16th day of November, 1998.



My Commission Expires:
11/29/98

James H. Scott
NOTARY PUBLIC

BK 0345 PG 0168

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 3 day
of December, 1998.

John Henry Irby
JOHN HENRY IRBY

STATE OF MISSISSIPPI
COUNTY OF ~~DESOTO~~ Tate

THIS DAY personally appeared before me, the undersigned authority within and for the State
and County aforesaid, JOHN HENRY IRBY, 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 3rd day of December, 1998.

Mary Jackson
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 23, 2002
BONDED THRU STATE ALL NOTARY SERVICE



BK0345PG0169

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 16 day of Nov, 1998.

Dorothy Mae Baptist Wilkins
DOROTHY MAE BAPTIST WILKINS

STATE OF ~~MISSISSIPPI~~ MISSISSIPPI
COUNTY OF ~~DESOTO~~ SHELBY

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, DOROTHY MAE BAPTIST WILKINS, who acknowledged that 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 16 day of November, 1998.

[Signature]
NOTARY PUBLIC

My Commission Expires:
11/29/98

BK0345PG0170

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 1 day
of Dec., 1998.

Fred Baptist
FRED BAPTIST

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State
and County aforesaid, FRED BAPTIST, 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 1 day of December, 1998.

Ella L. Curran
NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATE NOTARY PUBLIC
MY COMMISSION EXPIRES APR. 23, 2004
COMMENCED TRADITIONAL NOTARY SERVICE

BK0345PG0171

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 14 day of Nov, 1998.

Mary Baptist
MARY BAPTIST

STATE OF ~~MISSISSIPPI~~ TENNESSEE
COUNTY OF ~~DESOTO~~ SHELBY

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, MARY BAPTIST, who acknowledged that 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 14 day of November, 1998.

[Signature]
NOTARY PUBLIC



My Commission Expires:

11/29/98

BK0345PG0173

ADDRESS OF GRANTORS:

1762 Swinnea Road
Nesbit, MS 38651
Home: (601) 429-4385
Work: n/a

ADDRESS OF GRANTEES:

751 North Street, Apt. 4
Coldwater, MS 38618
Home: (601) 622-7967
Work: (601) 562-5232

PREPARED BY AND RETURN TO:

Holcomb Dunbar, P.A.
Post Office Box 190
Southaven, MS 38671
(601) 349-0664
STD

INDEXING INSTRUCTIONS:

NE1/4 of the NW 1/4 of Section 29, Township 2 South, Range 7 West

BK0345PG0174

DESCRIPTION OF A 3.66 ACRE TRACT LOCATED IN THE NW 1/4
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 7 WEST, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 7 WEST; THENCE
SOUTH 5 50'00" EAST A DISTANCE OF 864.7 FEET TO A POINT,
SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE
CONTINUE SOUTH 5 50'00" EAST A DISTANCE OF 347.73 FEET
TO A POINT; THENCE SOUTH 84 15'00" WEST A DISTANCE OF
458.0 FEET TO A POINT; THENCE NORTH 5 50'00" WEST A
DISTANCE OF 347.73 FEET TO A POINT; THENCE NORTH 84 15'
00" EAST A DISTANCE OF 458.0 FEET TO THE POINT OF BEGINNING
CONTAINING 3.66 ACRES MORE OR LESS. SUBJECT TO RIGHTS OF
WAYS OF PUBLIC ROADS AND UTILITIES, ZONING AND SUBDIVISION
REGULATIONS IN EFFECT.

Exhibit "A"

BK0345PG0175

DESCRIPTION OF A 3.66 ACRE TRACT LOCATED IN THE NW 1/4
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 7 WEST, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 7 WEST; THENCE
SOUTH 5 50'00" EAST A DISTANCE OF 864.7 FEET TO A POINT,
SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE
CONTINUE SOUTH 5 50'00" EAST A DISTANCE OF 347.73 FEET
TO A POINT; THENCE SOUTH 84 15'00" WEST A DISTANCE OF
458.0 FEET TO A POINT; THENCE NORTH 5 50'00" WEST A
DISTANCE OF 347.73 FEET TO A POINT; THENCE NORTH 84 15'
00" EAST A DISTANCE OF 458.0 FEET TO THE POINT OF BEGINNING
CONTAINING 3.66 ACRES MORE OR LESS. SUBJECT TO RIGHTS OF
WAYS OF PUBLIC ROADS AND UTILITIES, ZONING AND SUBDIVISION
REGULATIONS IN EFFECT.

Exhibit "A"

BK0345PG0176

DESCRIPTION OF A 3.66 ACRE TRACT LOCATED IN THE NW 1/4
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 7 WEST, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4
OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 7 WEST; THENCE
SOUTH 5 50'00" EAST A DISTANCE OF 864.7 FEET TO A POINT,
SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE
CONTINUE SOUTH 5 50'00" EAST A DISTANCE OF 347.73 FEET
TO A POINT; THENCE SOUTH 84 15'00" WEST A DISTANCE OF
458.0 FEET TO A POINT; THENCE NORTH 5 50'00" WEST A
DISTANCE OF 347.73 FEET TO A POINT; THENCE NORTH 84 15'
00" EAST A DISTANCE OF 458.0 FEET TO THE POINT OF BEGINNING
CONTAINING 3.66 ACRES MORE OR LESS. SUBJECT TO RIGHTS OF
WAYS OF PUBLIC ROADS AND UTILITIES, ZONING AND SUBDIVISION
REGULATIONS IN EFFECT.

Exhibit "A"