

BK 0346 PG 0333

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between ABC Corporation, Grantor, and Frances J. Bowen, an unmarried woman, and Janice M. Sweet, an unmarried woman, 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 22, First Revision, Loma Vista Estates Planned Unit Development, in Section 8 & 17, Township 3 South, Range 7 West, as per plat thereof recorded in Plat Book 43, Page 11, 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 and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

STATE OF MISSISSIPPI - DESOTO CO.

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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 19th day of January, 1999.

ABC Corporation

James F. Craig
James F. Craig, President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named James F. Craig, who acknowledged to me that he/she is the President of the corporation known as ABC Corporation, and that for and on behalf of said corporation and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 19th day of January, 1999.

Kirika Kay Wheeler
NOTARY PUBLIC

(SEAL)

My Commission Expires: 8-9-99

ADDRESS OF GRANTOR:
192 Highway 305
Olive Branch, MS 38654
Home: n/a
Work: 895-5420

ADDRESS OF GRANTEEES:
1990 McIngvale
Hernando, Mississippi 38632
Home: 601-429-6466
Work: 601-393 4001
601-429-7816

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

FILE# 898-105/JSM