

STATE MS. - DESOTO CO.

APR 7 3 13 PM '99

CHARLOTTE A WALTERS, GRANTOR)
 TO)
 JAMES F. SANDERS, ET UX, GRANTEEES)

WARRANTY DEED

BK 350 PG 291
 W.F. DAVIS CH. CLK.

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 which is hereby acknowledged, I, CHARLOTTE A WALTERS, devisee under the provisions of the last will and testatment of Audrey L. Caldwell, deceased, widow of Joseph M. Caldwell, filed for probate in Cause No. 98-11-1469 in the Chancery Court of DeSoto County, Mississippi, do hereby sell, convey and warrant unto JAMES F. SANDERS AND WIFE SHIRLEY A. SANDERS as tenants by the entirety with rights of survivorship and not as tenants in common, my undivided one seventh (1/7th) interest in the following described lands lying and being situated in the City of Southaven, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi:

LOT 2663, SECTION M, SOUTHAVEN WEST SUBDIVISION, AS FOUND IN PLAT BOOK 4, PAGES 52 AND 53 IN THE OFFICE OF THE CHANCERY COURT CLERK OF SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in said City of Southaven; to all applicable building restrictions and restrictive covenants of record.

Possession is given upon the delivery of this deed. Taxes for the year 1999 shall be prorated.

The Grantor warrants said lands do not constitute her homestead.

WITNESS MY SIGNATURE this the 22 day of March, 1999.

Charlotte A. Walters
 CHARLOTTE A WALTERS

STATE OF ALABAMA
COUNTY OF (ATLARGE)

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named CHARLOTTE A. WALTERS who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 22 day of March, 1999.

B. J. Clancy
TITLE: NOTARY PUBLIC

My Commission Expires:

08-28-99

ADDRESS OF GRANTOR:

Charlotte Ann Walters
16699 Mooresville Rd. Apt B

PHONE (RES) 216-5950

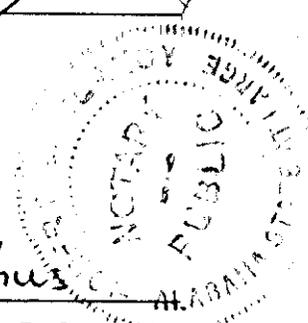
PHONE (BUS) 772-7170 21777

ADDRESS OF GRANTEE:

2072 Corn Husk
SOUTHAVEN MS 38671

PHONE (RES) 601-342-0857

PHONE (BUS) 601-342-0857



Prepared by:

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