

## WARRANTY DEED

This deed of conveyance this day made by the undersigned, Brent H. Floyd and wife, Betty E. Floyd, hereinafter referred to as the GRANTORS, and Terry D. Wallace, Sr. and wife, LaWanda B. Wallace, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, including the execution and delivery by the Grantees to the Grantors of a Purchase Money Deed of Trust securing the sum of \$40,500.00, 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 GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

As described on Exhibit "A" attached hereto.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in 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; any

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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 1999 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.

Witness the signature of the GRANTORS on this the 11 day of May, 1999.

Brent H. Floyd  
BRENT H. FLOYD  
Betty E. Floyd  
BETTY E. FLOYD

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 11th day of May, 1999, within my jurisdiction, the within named Brent H. Floyd and Betty E. Floyd, who acknowledged that they executed the above and foregoing instrument.

Cinclair May  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_

(SEAL)



Notary Public State of Mississippi At Large  
My Commission Expires March 2, 2003  
Bonded Thru Holden, Brooks & Garland, Inc.

GRANTORS' ADDRESS:

3781 McCracken Road

Hernando, MS 38632

Tel: (H) 601-429-5852; (W) 601-429-5852

GRANTEES' ADDRESS:

2657 Williamsburg Lane

Hernando, MS 38632

Tel: (H) 601-429-3330; (W) 601-429-5011

Prepared by:

Law Offices of A. Cinclair May

2565 Caffey Street, Suite 100

Hernando, MS 38632

601-429-5038

Indexing Instructions: Record in the Southeast Quarter of Section  
30, Township 3 South, Range 7 West

9948.1853

DESCRIPTION OF A 8.03 ACRE LOT OUT OF THE FLOYD TRACT LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30; TOWNSHIP 3 SOUTH; RANGE 7 WEST; DESOTO COUNTY, MISSISSIPPI.

Beginning at the Northeast Corner of the Southeast Quarter of Section 30; Township 3 South; Range 7 West, said point being the point of beginning of the following lot; thence S 87 degrees 57 minutes 51 seconds E a distance of 15.87 feet to a point in the centerline of McCracken Road ( 40 feet right of way from centerline); thence S 03 degrees 14 minutes 50 seconds W along said centerline a distance of 400.00 feet to a point; thence N 87 degrees 51 minutes 00 seconds W a distance of 982.78 feet to a point 50.0 feet East of the centerline of the I.C.G. R.R.; thence N 20 degrees 50 minutes 20 seconds E along said right of way of R.R. a distance of 209.96 feet to a point; thence N 22 degrees 43 minutes 05 seconds E along said right of way a distance of 212.90 feet to a point; thence S 87 degrees 57 minutes 51 seconds E a distance of 832.50 feet to the point of beginning containing 8.40 acres less 0.37 for right of way of road leaving a net of 8.03 acres more or less. All bearings are magnetic.

EXHIBIT "A"

SIGNED FOR IDENTIFICATION:

Fred H. Floyd  
Betty E. Floyd