

STATE MS. - DESOTO CO.
FILED

JUL 14 2 48 PM '99

BK 355 PG 584
W.E. DAVIS CH. CLK.

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned MARY FRANCES WOODIEL and husband, BOBBY J. WOODIEL, hereinafter referred to as the GRANTORS, JAMES R. SEAY, SR., 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 GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, MARY FRANCES WOODIEL and husband, BOBBY J. WOODIEL, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JAMES R. SEAY, SR, the GRANTEE, the hereinafter described real property located in the City of Hernando, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 1, Section A, Douglas Commercial Plaza, in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 39 Page 33 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

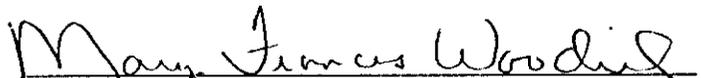
The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando, DeSoto County, Mississippi; to any prior reservation or

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; to that ingress/egress easement as found in Deed Book 242 Page 758; to that Easement in favor of the City of Hernando, Mississippi as found at Deed Book 150 Page 244; to right of ways in favor of Mississippi Power and Light Company as found at Deed Book 46 Page 325 and at Deed Book 25 page 482 all as recorded in the Office of the Chancery Clerk of DeSoto County, Mississippi; and to the restrictive covenants, building restrictions and easements of record as found with the recorded plat of said subdivision.

Taxes and assessments against said property for the year 1999 shall be prorated as of the date of this deed and taxes and assessments for the year 2000 shall be the sole responsibility of the GRANTEE, and/or his successor's in interest with all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given on or before June 1, 1999.

WITNESS the signature of the GRANTORS on this the 18th day of May, 1999.


MARY FRANCES WOODIEL


BOBBY J. WOODIEL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of May, 1999, within my jurisdiction, the within named MARY FRANCES WOODIEL and husband, BOBBY J. WOODIEL who acknowledged that they executed the above and foregoing instrument.



NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)



GRANTORS' ADDRESS:
2441 McIngvale Road
Hernando, MS 38632
RES. TEL.: n/a
BUS. TEL.: 662-429-3080

GRANTEES' ADDRESS:
11 West Park Street
Hernando, MS 38632
RES. TEL.: 662-429-6108
BUS. TEL.: 662-429-6108

(98344)

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
601-429-3469