BK0356PG0144

PREPARED BY: Shirley Bates
Stuart Coxwell

Southern Homes of Holly Springs Inc
420 E Van Dorn
Holly Springs, MS 38635
Phone NA

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Shirley Bates and Stuart Coxwell, do hereby convey and warrant unto Shirley Bates and Stuart Coxwell and/or Jill C. Coxwell, as joint tenants with rights of survivorship and not as tenants in common, the following land and property located and situated in DeSoto County, Mississippi, **TO-WIT:**

8.63 acre lot as part of Lots 9 and 10 of Arkabutla Lake Farms in the NW 1/4, S-16 T-4-s R-8-W, Desoto county, Mississippi, described more particularly as follows to-wit:

Beginning at a point in the centerline of Wheeler Road, said point being 80 feet south of the northwest corner of S-16,T-4-S,R-8-W; thence East 2,246.4 feet as measured along the centerline of said road to the northwest corner of Lot 9 of Arkabutla Lake Farms; thence North 78*00' East 280.29 feet along the centerline of Wheeler Road to the norteast corner of an existing 3.27 acre lot and the point of beginning of the following lot; thence South 12*57' East 291.20 feet along the East line of said 3.27 acre lot to a point; thence South 29*40' West 297.30 to a point; thence South 52*51' West 170.16 feet to the Southwest corner of said 3.27 acres lot; thence south 5*00' east 642.75 feet to the southwest corneer of the orginal 11.9 lot; thence north 40*47' east 709.0 feet to the southeast corner of said 11.9 acre lot; thence north 5*00' west 802.0 feet to the north east corner of said existing 11.9 acre lot and a point in the centerline of Wheeler road; thence south 78*))" WEST @#!.&! FEET TO THE POINT OF beginning and containing 8.63 acres more or less.

SUBJECT TO:

Rights of way and easement for public roads and public utilities; to subdivision and zoing regulations 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 subject property; and to rights of way for Wheeler Road of record in Book 70, page 168 and Book 190, page 555; and to right of way to Mississippi Power and Light of record in Book 120, page 368, all in the office of the Chancery Clerk of Desoto County, Mississippi

STATE MS.-DESOTO CO.
FILED
JUL 23 11 32 AM '99

BK 356 PG 144
W.E. DAVIS CH. CLK.

By way of explanation, the subject property was conveyed to Lawrence M. Bates and Shirley Bates, as tenants with rights of survivorship and not as tenants in common by Warranty Deed dated June 18, 1987. Upon the death of Lawrence M. Bates on July 23, 1998 title to the subject property vested in Shirley Bates.

This conveyance, and the use and occupancy of this real estate, shall be subject to the following:

1.Rights of way and easements for public roads and utilities.

2.Laws, ordinances and regulations which govern the use and occupancy of this land enacted by the United States of America, the State of Mississippi and its political subdivisions, and particularly including the zoning ordinances, building restrictions and subdivision regulations adopted by ordinances of the Board of Supervisors, Desoto, Mississippi, none of which render title unmarketable.

3.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 matters which an accurate survey of the premises would disclose, including surplusage or deficiency of acreage.

5. The leins of 1998 as valorem taxes.

WITNESS MY SIGNATURE on this the 23 day of July 1999

Shirley Bates
Shirley Bates

Stuart Coxwell
Stuart Coxwell

STATE OF MISSISSIPPI
COUNTY OF Marshall

Personally appeared before me, the undersigned authority in and for the County and State aforesaid, duly qualified,commissioned and acting, the within named SHIRLEY BATES AND STUART COXWELL, who acknowledged to me that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, for the purposes therein stated, as their free and voluntary act and deed.

Given under my hand and official seal of office, this 23 day of July 1999.

ROSE CLARK NOTARY PUBLIC MARSHALL COUNTY, MS

Rose Clark
NOTARY PUBLIC

SEAL

My commission expires My Commission Expires December 2, 2002

Prepared By:

GRANTORS:
SHIRLEY BATES
STUART COXWELL
3533 Wheeler Road
Hernando, ms. 38632
(601) 429-3505

~~NA~~
601560 7308

GRANTEE:
Jill C. Coxwell
3533 Wheeler Road
Hernando, Ms. 38632
(601) 429-3505

601560 7303