

ROW005A

94102012.WA
James Aubrey Sexton, et ux
Thelma Jean Brown Sexton
012-0-00-W

BK 0359 PG 0373
10-8-96 ds

STATE MS.-DESOTO CO.
FILED

Do not record above this line

SEP 14 1 27 PM '99

WARRANTY DEED

BK 359 PG 373
W.E. DAVID CH. CLK.

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of One Hundred Thousand and fifty five thousand and Nine hundred and Sixty dollars - ^{no} 100 Dollars (\$ 155,960.00)
the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

INDEXING INSTRUCTIONS: NE 1/4 OF THE SE 1/4 OF SECTION 33
AND THE NW 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 9 WEST

Begin at the point of intersection of the Western line of grantors property with the centerline of survey of State Project No. 94-0029-01-002-10 at survey station 17+737.647; from said point of beginning run thence North along said Western property line, a distance of 70.154 meters (230.164 feet); thence run South 80° 22' East, a distance of 174.558 meters (572.697 feet) to a point that is 70.000 meters (229.659 feet) Northeasterly of and perpendicular to the centerline of survey of said project at survey station 17+900; thence run South 77° 21' East, a distance of 203.653 meters (668.153 feet); thence run North 86° 47' East, a distance of 238.941 meters (783.927 feet) to the Eastern line of grantors property; thence run South along said Eastern property line, a distance of 155.497 meters (510.161 feet) to the centerline of survey of said project at survey station 18+136.495; thence run South 1° 38' East along said Eastern property line, a distance of 241.177 meters (791.263 feet) to the present Western right of way line of MS. Highway 301; thence run South 12° 52' West along the Western right of way line of said Highway, a distance of 148.639 meters (487.661 feet); thence run North

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77° 50' West, a distance of 27.902 meters (91.542 feet); thence run North 2° 50' West, a distance of 233.304 meters (765.433 feet) to a point that is 160.000 meters (524.934 feet) Southerly of and perpendicular to the centerline of survey of said project at survey station 18+350; thence run North 55° 41' West, a distance of 254.941 meters (836.421 feet); thence run North 74° 26' West, a distance of 196.291 meters (643.999 feet) to a point that is 70.000 meters (229.659 feet) Southerly of and perpendicular to the centerline of survey of said project at survey station 17+900; thence run Northwesterly along a line that is 70.000 meters (229.659 feet) Southerly of and parallel with the centerline of survey of said project, an arc distance of 147.118 meters (482.671 feet) to the Western line of grantors property; thence run North along said Western property line, a distance of 70.848 meters (232.441 feet) to the point of beginning, containing 12.827 hectares (31.696 acres), more or less.

All of the above being situated in and a part of the Northeast 1/4 of the Southeast 1/4 of Section 33 and the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 2 South, Range 9 West, DeSoto County, Mississippi. Together with any and all abutters rights of access, if any, in, to, over, on and across the above described parcel of land.

J.A.S.
J.L. Jean Brown Sexton
 Each Grantor hereof authorizes and directs the Grantee to pay all of the above name consideration to James A. Sexton, AND Thelma
Jean Brown Sexton's receipt thereof shall be the same as if receipted for by the Grantor(s) hereof.

J.A.S.
J.L.
 Grantor warrants to Grantee the following mobile home: Make 1974
 Model Rockwood
 Serial #HWO 061 062

J.A.S.
 The grantor herein further warrants that the above described property is ~~no~~ part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the

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Thelma Jean Brown Sexton
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grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signatures the 19 Day of August, A.D., 1999.

Witness: James T. Carter

James Aubrey Sexton
Thelma Jean Brown Sexton
Aubrey D. Sexton
Tara T. Sexton

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 94-0029-01-002-10
046370
121

Grantor Address:
James A. Sexton
449 Hwy. 301 N.
Lake Cormorant, MS 38641
Phone Number: 662-429-8435
Business Number: _____

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Thelma Jean Brown Sexton
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In the case of proof of execution of the instrument made by a
subscribing witness:

STATE OF MISSISSIPPI

County of Desoto

Personally appeared before me, the undersigned authority, _____
James T. Carter, one of the subscribing witnesses to the
foregoing instrument, who being first duly sworn, deposeth and saith
that he saw the within named James Aubrey Sexton, Thelma Jean Brown Sexton and Aubrey D. Sexton
and Laura T. Sexton, whose names are subscribed hereto, sign
and deliver the same to the said Mississippi Transportation Commission,
a body corporate by statute, that he, this affiant, subscribed his name
as witness thereto in the presence of the said James Aubrey Sexton, Thelma Jean Brown Sexton
Aubrey D. Sexton and Laura T. Sexton on
the day and year therein mentioned.

James T. Carter
Affiant

Sworn to and subscribed before me this the 20th day of Aug
_____, A.D., 1999.

[Signature]
Title



NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: June 11, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Commission expires _____

DISCLAIMER

BY: Leslie Rankin

DATE 5/17/99

Project Number 94-0029-01-002-10

Parcel Number 012-0-00-W

County De Soto

I, James A. Sexton ^{Thelma} ~~J. B. Sexton~~, disclaim any interest in Mobile Home which is/are improvements belonging to Connie Brown and situated upon the above captioned

parcel of property. I hereby request that the Mississippi Department of Transportation pay Connie Brown for said improvements.

Witness: Leslie Rankin

Signed: Thelma J. B. Sexton

x James A. Sexton
Address: 449 Hwy 301 N
Lake Cormorant MS

Telephone: Work _____ 38647
Home 429-0265

State of MS

County of De Soto

Personally appeared before me, the undersigned authority, Leslie Rankin, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposeth and saith that he saw the within named James A. Sexton and Thelma J. B. Sexton whose name _____ subscribed hereto, sign and deliver the same to the said Ms. Department of Transportation, a body corporated by statue, that he, this affiant subscribed his name as witness thereto in the present of the said James A. Sexton and Thelma J. B. Sexton on the day and year therein mentioned.

Leslie Rankin
Affiant

Sworn to and subscribed before me this the 3rd day of June

Jacq D. Courtes Title



Notary Public State of Mississippi At Large
My Commission Expires: November 7, 2000
BONDED THRU HEIDEN-MARCHETTI, INC.