

STATE MS.-DESOTO CO. FILED *per*

MAR 22 10 45 AM '00

THOMAS SHIPP
A/K/A THOMAS P. E. SHIPP

GRANTOR(S) BK 369 PG 553
W.E. DAVIS CH. CLK.

TO WARRANTY DEED

JAKE G. P. SCROGGINS, JR. GRANTEE(S)

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, THOMAS SHIPP a/k/a THOMAS P. E. SHIPP, do hereby bargain, sell, convey, and warrant unto

JAKE G. P. SCROGGINS, JR.,

a single man, the following described land and real property lying and being situated in the State of Mississippi, County of DeSoto, being more particularly described as follows, to-wit:

3.5 acres situated in Section 17, Township 3, Range 5 West, DeSoto County, Mississippi, being more particularly described as BEGINNING in the northeast corner of the South half of the South half of the Southeast Quarter of Section 17, Township 3, Range 5 West; thence South 413 feet to a stake; thence West 370 feet to a stake; thence North 413 feet to a stake in the center of a public road; thence east with the center of said road 370 feet to the point of beginning. Being the same property conveyed to Grantor in Deed Book 150 at page 450 of the land records of DeSoto County, Mississippi.

The grantor certifies that this property constitutes no portion of his homestead, and that his spouse never resided thereon. By way of explanation, the Grantor is the sole heir to Creasie Shipp and Cluster Shipp who were his grandfather and father respectively and is the sole heir to the above referenced property, and an affidavit of heirship is attached hereto as Exhibit "A" and is incorporated by reference.

The warranty in this deed is subject to subdivision and zoning regulations in effect for DeSoto County, Mississippi, and to rights of way and easements for public roads and public utilities of record.

Taxes are to be paid by the Grantee for 1989 and thereafter and possession is given with delivery of the deed.

WITNESS MY SIGNATURE THIS THE 31st DAY OF JANUARY, 1989.

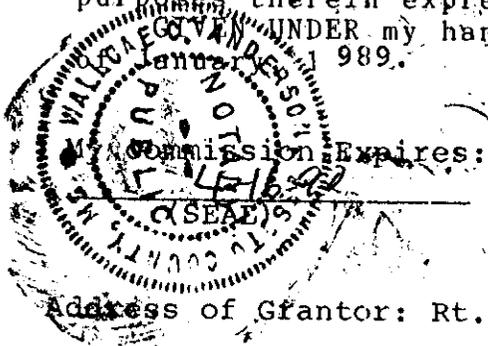
Thomas P. E. Shipp
THOMAS SHIPP A/K/A THOMAS P. E. SHIPP

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me the undersigned authority in and for the jurisdiction aforesaid the within named THOMAS SHIPP a/k/a Thomas P. E. Shipp who acknowledged that he signed and delivered the above and foregoing warranty deed on the date and year shown thereon as his free and voluntary act and for the purposes therein expressed.

UNDER my hand and seal of office this the 31st day of January 1989.

Wallace G. Gode
Notary Public



Address of Grantor: Rt. 2, Box 465 E. Byhalia, Ms. 38611 (601) 838-2055

Address of Grantee: Rt. 2, Box 13525, Byhalia, Ms, 38611 (601) 838-6305

STATE OF MISSISSIPPI, COUNTY OF DESOTO
I HEREBY CERTIFY that the above and foregoing is a true copy of the original filed in this office.
This the 22nd day of March, 1989.
W. E. Davis, Clerk of the Chancery Court
By W. E. Davis D.C.

Filed at 9:10 A Feb. 8, 1989
Recorded in Book 212 page 114
W. E. Davis, Chancery Clerk

STATE MS. - DESOTO CO.
FILED

MAR 9 2 44 PM '00

BK 368 PG 786
W.F. ... CLK.

A F F I D A V I T O F H E I R S H I P

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the jurisdiction aforesaid the within named JERELEAN BROWN who, after first being duly sworn on oath, does hereby solemnly swear or affirm to the following facts, to-wit:

1. " My name is Jerelean Brown and I reside at Route 6, Box 557, Byhalia, Mississippi. I am 36 years old.

2. I am giving this affidavit under oath and I understand that it will be relied upon by Wallace C. Anderson, Attorney, in certifying title on a tract of land owned by THOMAS SHIPP said land being located in DeSoto County, Mississippi, being 3 and 1/2 acres owned by Creasie Shipp, Bessie Shipp, and Cluster Shipp in Section 17, Township 3 South, Range 5 West.

3. I have personally known the Shipp family for at least twenty-eight (28) years.

4. Creasie Shipp and Bessie Shipp were husband and wife. They had only one child of their marriage, Cluster Shipp.

5. Cluster Shipp married Willie lee Guy. From their marriage, one (1) child was born, Thomas Shipp. Willie lee (Guy) Shipp predeceased Cluster. Cluster then married a Vella Webb. Vella already had children, but no children were born of her marriage to Cluster. Vella predeceased Cluster leaving no issue.

6. Creasie Shipp died. His only heirs were Bessie Shipp and Cluster Shipp. Shortly after Creasie's death, Cluster died. Cluster Shipp's only heir was Thomas Shipp.

7. I understand that I am giving this affidavit under oath.

8. I believe this affidavit to be true and correct to the best of my knowledge and belief.

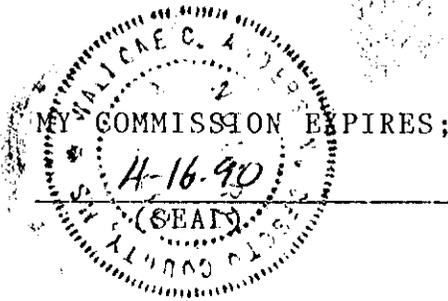
9. Further, the deponent sayeth not.

WITNESS MY SIGNATURE THIS the 30th day of January, 1989.

Jereean Brown
JEREJEAN BROWN

Sworn to and subscribed before me this the 30th day of January, 1989.

Wallace C. Anderson
NOTARY PUBLIC



AFFIDAVIT OF FILING HISTORY

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for the jurisdiction aforesaid the within named WALLACE C. ANDERSON who, after first being duly sworn, on oath stated the following, to-wit:

1. My name is Wallace C. Anderson. I am an adult resident citizen of the State of Mississippi, County of DeSoto, with offices located at 9050 Highland Street, Olive Branch, Mississippi, 38654. I am a duly licensed attorney in the State of Mississippi, and I am personally familiar with the property described in Deed Book 212 at page 114 as recorded in the land records of the Chancery Court Clerk of DeSoto County, Mississippi.

2. I handled the real estate transaction between Thomas Shipp a/k/a Thomas P. E. Shipp, Grantor/Seller, to Jake G. P. Scroggins, Jr. Grantee/Buyer.

3. When the warranty deed was mailed to the Chancery Clerk's office for recording, an Affidavit of Heirship that was to be attached as Exhibit "A" to the Warranty Deed was inadvertently omitted and not recorded with deed.

4. Thereafter, Jake G. G. Scroggins, Jr., the owner since 1989, sought to borrow funds to build a new home on the property. In the process of the title work being performed, the absence of the Exhibit "A" was noted.

5. The Affidavit of Heirship was thereafter filed on March 9, 2000, in Book 368 at page 786, in the land records of the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

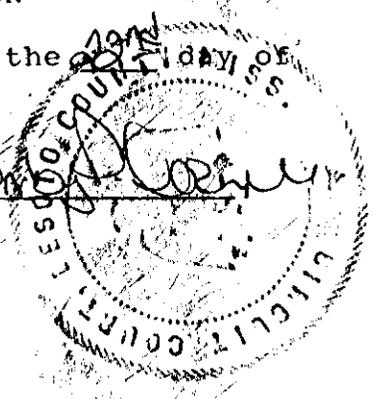
6. At the request of the closing attorney for the new loan, it is desired that the Warranty Deed and Affidavit of Heirship be filed together. The whereabouts of the original warranty deed is unknown. It was mailed to an address shown on the deed, but the Grantee does not remember receiving it.

7. In order to satisfy the requirement of the closing attorney, the undersigned attorney has requested that he be allowed to attach the Affidavit of Heirship to a Certified Copy of the previously filed deed (which did not have the affidavit attached) and file the two documents together along with this affidavit of explanation. to be filed as one document.

8. The certified copy is certified only as it was originally filed, minus the affidavit. The document being filed this date will be a certified copy of the warranty deed at Deed Book 212 at page 114 (minus the affidavit which was not filed at that time), the Affidavit of Heirship (which was recorded at Book 368, page 786 on March 9, 2000) along with this affidavit of Filing History.

Wallace C. Anderson
WALLACE C. ANDERSON

SWORN TO AND SUBSCRIBED before me this the 29th day of March, 2000.

Dale K. Thompson
NOTARY PUBLIC


My Commission Expires:

~~My Commission Expires Jan. 05, 2004~~

ADDRESS OF GRANTOR: Route 2, Box 465 E. Byhalia, Ms.
Work Number: 838-2055
Home Number: 838-2055

ADDRESS OF GRANTEE: Route 2, Box 13525, Byhalia, Ms. 38611
Work Number: (901) 755-0177
Home Number: (662) 838-3309

PREPARED BY: Wallace C. Anderson
Attorney at Law
P.O. Box 64
Olive Branch, Mississippi 38654
(662) 895-4390

RECORD AND RETURN TO:

Wanda Clay
Union Planters National Bank
969 Goodman Road
Southaven, Mississippi 38671
(662) 342-8490