

STATE MS.-DESOTO CO.
FILED

SEP 5 1 37 PM '00

0807

THIS DEED PREPARED BY:
AUSTIN LAW FIRM
P. O. BOX 567
HERNANDO, MS 38632
(662) 429-7888

SHERRY ALLEN,
GRANTOR

BK 378 PG 248
W.E. DAVIS JR. CLK.

TO

QUITCLAIM DEED

SHERRY ALLEN and
ALLEN EUGENE HINSHAW,
GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Sherry Allen, do hereby sell, convey and quitclaim unto Sherry Allen and Allen Eugene Hinshaw, as joint tenants with full rights of survivorship, all my right, title and interest in and to the following described land lying and being situated in DeSoto County, Mississippi:

5.59 acres, more or less, in the northwest quarter of Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

Beginning at the northwest corner of Section 32, Township 1 South, Range 8 West; thence east 660.00 feet called to a point; thence south 111.53 feet called to a point said point being the true point of beginning; thence north 82 degrees, 43 minutes, 41 seconds east 248.20 feet to a concrete right of way marker; thence north 83 degrees, 42 minutes, 36 seconds east 110.68 feet to a point; thence south 05 degrees, 30 minutes, 52 seconds east 346.71 feet to a point; thence south 19 degrees, 01 minutes, 58 seconds east 111.48 feet to a point; thence south 71 degrees, 07 minutes, 28 seconds west 96.86 feet to a pinched top pipe; thence south 05 degrees, 45 minutes, 51 seconds east 97.50 feet to a point; thence south 10 degrees, 09 minutes, 59 seconds east 304.66 feet to a point; thence south 82 degrees, 56 minutes, 46 seconds west 143.30 feet to a point; thence north 15 degrees, 13 minutes, 55 seconds west 296.00 feet to a point; thence south 83 degrees, 27 minutes, 51 seconds west 100.00 feet to a point; thence north 05 degrees, 30 minutes, 52 seconds west 265.27 feet to an iron pin; thence south 83 degrees, 45 minutes, 47 seconds west 22.51 feet to an iron pin; thence north 05 degrees, 30 minutes, 52 seconds west 318.52 feet to the point of beginning and containing 5.59 acres, more or less, subject to all rights of way and easements of record.

By way of explanation, Sherry Allen does own a one-third (1/3) interest as a tenant in common in the above described real property pursuant to that Agreed Order entered by the Chancery Court of DeSoto County, Mississippi on November 15, 1999, a copy of which is attached hereto as Appendix "A". This Quitclaim Deed only transfers that one-third (1/3) interest of Sherry Allen.

Possession will be given with delivery of this deed.

WITNESS MY SIGNATURE, this the 29 day of Aug., 2000.

Sherry Allen
SHERRY ALLEN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, SHERRY ALLEN, who acknowledged that she signed and delivered the above and foregoing Quitclaim Deed as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 29 day of August, 2000.

D Lynn Moya
NOTARY PUBLIC



My Commission Expires:
10/19/2001

GRANTOR'S ADDRESS: 5915 Briarwood, Walls, MS 38680
GRANTOR'S TELEPHONE NUMBER: (662) 781-8223

GRANTEE'S ADDRESS: 5915 Briarwood, Walls, MS 38680
GRANTEE'S TELEPHONE NUMBER: (662) 781-8223

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

IN THE MATTER OF THE ESTATE OF
ALICE B. ALLEN,

CAUSE NO. 97-3-357

SHERRY ALLEN

INTERVENER/
MOVANTAGREED ORDER

This cause came on to be heard upon the Entry of Appearance; Motion for Accounting, Closing of Estate and Distribution of Assets filed in the above styled and numbered cause by Sherry Allen, and the court having been advised of an agreement between the parties and further being advised in the premises does hereby Order as follows:

1. Sherry Allen is one of the three (3) children of John Grady Allen, Jr. designated in the Petition filed requesting probate of the above referenced estate. John Grady Allen, Jr. had three (3) children, namely: John Edward Allen, Steven Mark Allen and Sherry Allen.

2. The Movant, Sherry Allen, has an undivided one-third (1/3) interest in any and all inheritance of John Grady Allen, Jr., who predeceased Alice B. Allen and, therefore, has standing in this cause.

3. Pursuant to the Last Will and Testament of Alice B. Allen states in part that John Grady Allen, Jr. was to receive, "the lake lying west of our home house and all of land up to a line 20 feet east of the shoreline of the lake; all land north of the levee and also west of the lake to his presently owned land, and also land east of the levee and north of the lake to a point no closer to the right of way of Allen Drive then 343 yards. It is our intention that John Grady Allen, Jr. shall take

six (6) acres of land under this will including the lake. My Executor hereafter named shall determine the exact dimensions of the land as conveyed by Quitclaim Deed under the authority of this Will the land to John Grady Allen, Jr."

4. Due to the potentially ambiguous directions of the Last Will and Testament of Alice B. Allen, the parties did enter into discussions to determine the exact parameters of the appropriate acreage to be received by the heirs of John Grady Allen, Jr. A survey and description of the proposed property to be deeded has been prepared and is hereby approved by this Court. The appropriate property to be deeded to John Edward Allen, Steven Mark Allen and Sherry Allen in DeSoto County, Mississippi is described as follows, to-wit

5.59 acres, more or less, in the northwest quarter of Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

Beginning at the northwest corner of Section 32, Township 1 South, Range 8 West; thence east 660.00 feet called to a point; thence south 111.53 feet called to a point said point being the true point of beginning; thence north 82 degrees, 43 minutes, 41 seconds east 248.20 feet to a concrete right of way marker; thence north 83 degrees, 42 minutes, 36 seconds east 110.68 feet to a point; thence south 05 degrees, 30 minutes, 52 seconds east 346.71 feet to a point; thence south 19 degrees, 01 minutes, 58 seconds east 111.48 feet to a point; thence south 71 degrees, 07 minutes, 28 seconds west 96.86 feet to a pinched top pipe; thence south 05 degrees, 45 minutes, 51 seconds east 97.50 feet to a point; thence south 10 degrees, 09 minutes, 59 seconds east 304.66 feet to a point; thence south 82 degrees, 56 minutes, 46 seconds west 143.30 feet to a point; thence north 15 degrees, 13 minutes, 55 seconds west 296.00 feet to a point; thence south 83 degrees, 27 minutes, 51 seconds west 100.00 feet to a point; thence north 05 degrees, 30 minutes, 52 seconds west 265.27 feet to an iron pin; thence south 83 degrees, 45 minutes, 47 seconds west 22.51 feet to an iron pin; thence north 05 degrees, 30 minutes, 52 seconds west 318.52 feet to the point of beginning and containing 5.59 acres, more or less, subject to all rights of way and easements of record.

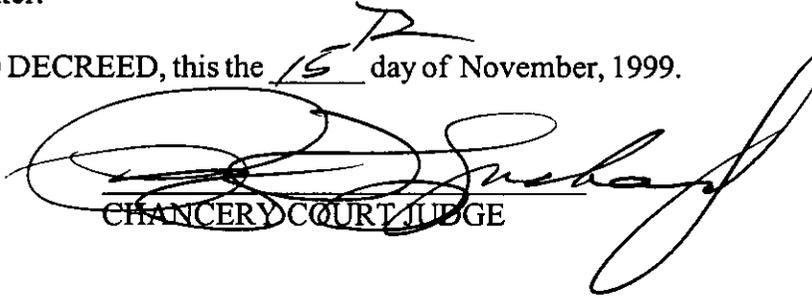
5. A copy of the survey setting out the above described real property is attached as Appendix "A" to this Order and is incorporated herein by reference. The parties understand and agree to acceptance of the described property although it is less than six (6) acres.

6. The Executor, Benjamin Ray Allen, is hereby directed to immediately execute and deliver to Sherry L. Allen, John Edward Allen and Steven Mark Allen an Executor's Deed in substantial conformity with that document attached as Appendix "B" to this Order. Upon receipt, Sherry L. Allen, John Edward Allen and Steven Mark Allen are hereby directed to file the Executor's Deed in the land records of the Chancery Clerk of DeSoto County, Mississippi.

7. Ownership of the herein described real property, being the real property described in the Executor's Deed attached hereto as Appendix "B", is hereby deemed to be vested in Sherry L. Allen, John Edward Allen and Steven Mark Allen, as tenants in common.

8. It is noted that the Movant, Sherry Allen is represented by Austin Law Firm. The heirs, John Edward Allen and Steven Mark Allen, are unrepresented. The Executor, Benjamin Ray Allen, is represented by Honorable Joel Walker.

IT IS ORDERED, ADJUDGED AND DECREED, this the 15th day of November, 1999.


CHANCERY COURT JUDGE

Agreed as to form and contents:

Benjamin Ray Allen
BENJAMIN RAY ALLEN

Joel Walker
HONORABLE JOEL WALKER, # 62881
Attorney for Benjamin Ray Allen

John Edward Allen
JOHN EDWARD ALLEN

Steven M. Allen
STEVEN MARK ALLEN

Sherry L. Allen
SHERRY L. ALLEN

Robert P. Chamberlin
HON. ROBERT P. CHAMBERLIN, #8667
Attorney for Sherry L. Allen

BENJAMIN RAY ALLEN, EXECUTOR/GRANTOR

TO

EXECUTOR'S DEED

SHERRY L. ALLEN, JOHN EDWARD ALLEN, AND
STEVEN MARK ALLEN, GRANTEES

PURSUANT to direction in the Will of Alice B. Allen, recorded in Will Book 14, Page 671 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and by direction of the Chancery Court of said County by Order entered in Cause 97-3-257, I, BENJAMIN RAY ALLEN, as Executor of the Estate of Alice B. Allen, do hereby convey to SHERRY L. ALLEN, JOHN EDWARD ALLEN and STEVEN MARK ALLEN, children of John Grady Allen, Jr., deceased the land in DeSoto County, Mississippi described as follows, to wit:

5.59 acres, more or less, in the northwest quarter of Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, more particularly described as follows:

Beginning at the northwest corner of Section 32, Township 1 South, Range 8 West; thence east 660.00 feet called to a point; thence south 111.53 feet called to a point said point being the true point of beginning; thence north 82 degrees, 43 minutes, 41 seconds east 248.20 feet to a concrete right of way marker; thence north 83 degrees, 42 minutes, 36 seconds east 110.68 feet to a point; thence south 05 degrees, 30 minutes, 52 seconds east 346.71 feet to a point; thence south 19 degrees, 01 minutes, 58 seconds east 111.48 feet to a point; thence south 71 degrees, 07 minutes, 28 seconds west 96.86 feet to a pinched top pipe; thence south 05 degrees, 45 minutes, 51 seconds east 97.50 feet to a point; thence south 10 degrees, 09 minutes, 59 seconds east 304.66 feet to a point; thence south 82 degrees, 56 minutes, 46 seconds west 143.30 feet to a point; thence north 15 degrees, 13 minutes, 55 seconds west 296.00 feet to a point; thence south 83 degrees, 27 minutes, 51 seconds west 100.00 feet to a point; thence north 05 degrees, 30 minutes, 52 seconds west 265.27 feet to an iron pin; thence south 83 degrees, 45 minutes 47 seconds west 22.51 feet to an iron pin; thence north 05 degrees, 30 minutes, 52 seconds west 318.52 feet to the point of beginning and containing 5.59 acres, more or less, subject to all rights of way and easements of record.

Reference is made to Item II(b) in said Will. John Grady Allen, Jr. died in 1986 leaving the three Grantees as his only children to take the devise on the death of Alice B. Allen who died on March 9, 1997.



The Grantor and Grantees have employed Gerald Davis to survey the land described above and the parties have agreed upon the description.

WITNESS the signature of the Grantor this _____ day of November, 1999.

BENJAMIN RAY ALLEN
Executor of the Estate of
Alice B. Allen, Deceased

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named BENJAMIN RAY ALLEN, who acknowledged signing and delivering the above and foregoing Executor's Deed on the day and date therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the ___ day of November, 1999,

Notary Public

My Commission Expires:

GRANTOR'S ADDRESS:

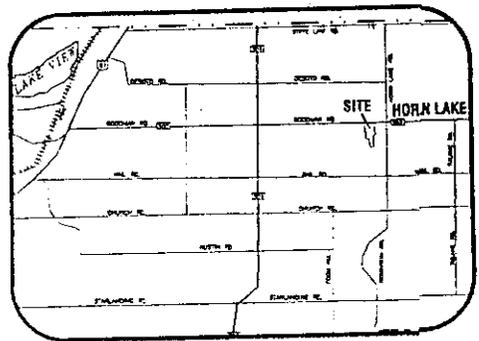
Box 154, Horn Lake, MS 38637
Home Phone: 662-781-4668 Bus. Phone: NH

GRANTEES' ADDRESS:

Home Phone: _____ Bus. Phone: _____

Prepared by:
Walker, Brown & Brown, P.A.
P.O. Box 276
Hernando, MS 38632
662-429-5277
662-429-5280 Fax
j allen executor deed 2001

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 17th day of Dec 19 99
BY W.F. Davis Clerk of the Chancery Court D.C.



VICINITY MAP

30 27
31 32

660.00 (c)

GOODMAN ROAD

N 82°43'41" E 248.20
N 83°42'36" E 110.68

ALLEN
5.59 ACRES±

ALLEN
D.B. 22 PG. 482

GIDEON
D.B. 154 PG. 229

SAGER
D.B. 43 PG. 303

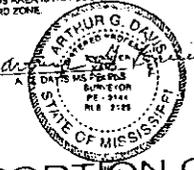
ALLEN SID
SECTION "C"
P.B. 2 PG. 7

HARDY
D.B. 71 PG. 220

LINE BEARING DISTANCE
L1 S 83°45'47" W 22.51

- NOTES
1. BEARINGS REFERENCED TO EAST LINE OF SAGER PROPERTY.
 2. FIELD SURVEY DATED 26 OCT 1992
 3. THIS IS A CLASS "C" SURVEY.
 4. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. OTHER DOCUMENTS MAY AFFECT THIS PROPERTY.

THIS IS TO CERTIFY THAT THIS PLAN WAS DRAWN FROM A GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION OF THE PHYSICAL FEATURES FOUND AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, ACCORDING TO FEMA MAP NO. 88033C DATED 18 JUNE 1997, THIS AREA IS NOT LOCATED IN AN IDENTIFIED FLOOD HAZARD ZONE.

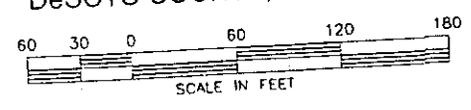


ALLEN SID
SECTION "B"
P.B. 1 PG. 41

SURVEY OF A PORTION OF THE ALICE B. ALLEN ESTATE

5.59 AC±

LOCATED IN SECTION 32 TOWNSHIP 1 SOUTH RANGE 8 WEST
DeSOTO COUNTY, MISSISSIPPI



LEGAL DESCRIPTION:
ALLEN 5.59 ACRES±

BEGINNING AT THE NORTH-WEST CORNER OF SECTION 32 TOWNSHIP 1 SOUTH RANGE 8 WEST; THENCE EAST 660.00 FEET CALLED TO A POINT; THENCE SOUTH 111.53 FEET CALLED TO A POINT SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 82°43'41" EAST 248.20 FEET TO A CONCRETE RIGHT OF WAY MARKER; THENCE NORTH 83°42'36" EAST 110.68 FEET TO A POINT; THENCE SOUTH 05°30'52" EAST 346.71 FEET TO A POINT; THENCE SOUTH 19°01'58" EAST 111.48 FEET TO A POINT; THENCE SOUTH 11°07'26" WEST 96.86 FEET TO A PINCHED TOP PIPE; THENCE SOUTH 05°45'41" EAST 97.50 FEET TO A POINT; THENCE SOUTH 10°09'59" EAST 304.66 FEET TO A POINT; THENCE SOUTH 82°56'48" WEST 143.30 FEET TO A POINT; THENCE NORTH 15°13'55" WEST 295.00 FEET TO A POINT; THENCE SOUTH 83°27'51" WEST 100.00 FEET TO A POINT; THENCE NORTH 05°30'52" WEST 285.27 FEET TO A IRON PIN; THENCE NORTH 05°30'52" WEST 22.51 FEET TO A IRON PIN; THENCE NORTH 05°30'52" WEST 318.42 FEET TO THE POINT OF BEGINNING CONTAINING 5.59 ACRES MORE OR LESS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD IN EFFECT FOR DESOTO COUNTY, MISSISSIPPI.

JONES-DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS / LAND SURVEYORS

EXHIBIT
"A"