

WARRANTY DEED

BK 0384 PG 0544

THIS WARRANTY DEED made and entered into this day by and between RICHARD R. POWELL, AND PENNY SHAW POWELL, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he/she may have to the property by virtue of his/her marriage to RICHARD R. POWELL, Grantors, and BRANDY L. BELL, a single person, and JAMES B. SHELTON, a single person, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as joint tenants with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

LOT 519, SECTION "B", DESOTO VILLAGE SUBDIVISION, IN SECTIONS 33 AND 34, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 16-21, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

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2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 14th day of December, 2000.

Richard R. Powell
RICHARD R. POWELL

Penny Shaw Powell
PENNY SHAW POWELL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, RICHARD R. POWELL AND PENNY SHAW POWELL, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 14th day of December, 2000.

Omaha R. Buckingham
NOTARY PUBLIC

(SEAL)

My Commission Expires:

ADDRESS OF GRANTOR:

*6651 Hickory Crest Dr. E.
Wales*
Home: 901 277 8750
Work: 901 542 4201

ADDRESS OF GRANTEEES:

2800 DEVON COVE
HORN LAKE, MISSISSIPPI 38637
Home: 380-1803
Work: 214-0506

PREPARED BY AND RETURN TO:

HOLCOMB DUNBAR, P.A.
P. O. BOX 190, SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 800648/STD