

STATE MS.-DESOTO CO.
FILED

JAN 8 2 17 PM '01

WARRANTY DEED

BK 385 PG 406
W.F. K.L.K.

This Deed of Conveyance is this day made by the undersigned **STAN ELAM and JIM SEAY**, hereinafter referred to as the GRANTORS, and JOHN T. ROGERS and wife, KERRY A. ROGERS, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, STAN ELAM and JIM SEAY, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JOHN T. ROGERS and wife, KERRY A. ROGERS, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect 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 the subject property; and

being further subject to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes and assessments against said property for the year 2000 shall be paid by the Grantor's and taxes and assessments for the year 2001 shall be the sole responsibility of the GRANTEES, and/or their successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

This conveyance is subject to a first mortgage Deed of Trust executed by Jim Seay and Stan Elam to James R. Johnson, III, Trustee for Peoples Bank, dated May 16, 2000 and being filed for record on May 30, 2000 at 1:25 P.M. at Trust Deed Book 1216, Page 556, in the office of the Chancery Clerk of DeSoto County, Mississippi.

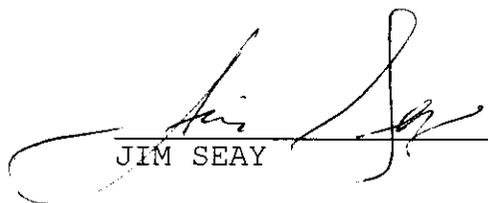
The Grantor's herein warrant that the property being conveyed is not homestead property.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 14th day of December, 2000.



STAN ELAM



JIM SEAY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 14th day of December, 2000, within my jurisdiction, the within named STAN ELAM and JIM SEAY, who acknowledged that they executed the above and foregoing instrument.

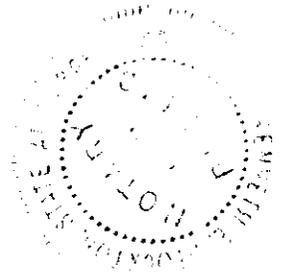


NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003

(SEAL)



GRANTORS' ADDRESS:
193 East Commerce Street
Hernando, MS 38632
RES. TEL.: n/a
BUS. TEL.: 662-429-6648

GRANTEES' ADDRESS:
6587 Alexander Road
Olive Branch, MS 38654
RES. TEL.: 662-895-7528
BUS. TEL.: n/a

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
662-429-3469

EXHIBIT "A"

A legal description of a 10.00, more or less, acre tract being known as proposed Lot 6 and being located in the Southwest Quarter of the Southeast Quarter of Section 8, Township 4 South, Range 8 West, DeSoto County, Mississippi and being more particularly described as follows:

Commencing at the Southeast Corner of Section 8, Township 4 South, Range 8 West, DeSoto County, Mississippi; thence North 90 degrees 00 minutes 00 seconds West a distance of 1722.76 feet to a point; thence North 00 degrees 00 minutes 00 seconds West a distance of 48.29 feet to a steel fence post (FND) said fence post being the point of beginning for the herein described tract of land; thence North 89 degrees 56 minutes 05 seconds West a distance of 408.28 feet to a ½' rebar (set); thence North 18 degrees 08 minutes 29 seconds East a distance of 350.11 feet to a steel fence post (set); thence North 89 degrees 51 minutes 31 seconds West a distance of 36.20 feet to a steel fence post (set); thence North 00 degrees 03 minutes 55 seconds East a distance of 947.14 feet to a steel fence post (set); thence South 89 degrees 44 minutes 10 seconds East a distance of 335.85 feet to a steel fence post (FND.); thence South 00 degrees 03 minutes 55 seconds West a distance of 1278.85 feet to the point of beginning and containing 10.00 (435,726, more or less S.F.) more or less, acres of land. Being subject to all codes, easements, subdivision regulations, subdivision restrictions and rights of way of record. Bearings based off of true North as determined by solar observation. As per survey of Dale Perryman dated September 21, 2000.