

BK 0391 PG 0556

STATE MS. DE SOTO CO.

we
PL MAY 1 4 44 PM '01

**DARLENE JOHNS and
MIAMI REIDLING**

GRANTORS

WARRANTY DEED

BK 391
W

556
TR.

**DARLENE JOHNS and
MIAMI REIDLING SMITH**

GRANTEES

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 are hereby acknowledged, we, DARLENE JOHNS and MIAMI REIDLING, do hereby grant, bargain, sell, convey and warrant unto DARLENE JOHNS and MIAMI REIDLING SMITH, as joint tenants with full rights of survivorship and not as tenants in common, all of our right, title and interest in and to the property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

Approximately 16.15 acres located in the SW 1/4, Section 34, Township 2 South, Range 7 West, DeSoto County, Mississippi more particularly described as follows:

A 25.25 acre lot as part of the Ballard Tract in the Southwest Quarter of said Section, more particularly described as follows:

Beginning at the Southwest corner of said Section; thence East 1716.5 feet along the centerline of Byhalia Road to the point of beginning of the following lot; thence North 5 degrees 30 minutes West 708.75 feet to a point; thence North 84 degrees 30 minutes East 50 feet to a point; thence North 5 degrees 30 minutes West 1293.53 feet to the Northwest corner of the Ballard parcel; thence North 84 degrees 30 minutes East 771.23 feet along an existing fence line to the northeast corner of said Ballard parcel; thence South 5 degrees 30 minutes East 1613.37 feet along the east line of said Ballard tract to the Northeast corner of an existing 1.0 acre lot; thence South 84 degrees 30 minutes West 111.23 feet to the Northwest corner of said 1.0 acre lot; thence North 5 degrees 30 West 269.84 feet along an existing fence to a point; thence South 84 degrees 30 minutes West 660.0 feet along an existing fence line to the Northwest corner of an existing 5.7 acre parcel; thence South 5 degrees 30 minutes East 658.75 feet along the East

line of the Ballard tract to a point in the centerline of Byhalia Road; thence West 50 feet to the point of beginning and containing 25.25 acres, more or less, as surveyed by J.F. Lauderdale, L.S., on 14 July 1986.

AND

A 0.90 acre lot located in part of the southwest quarter of Section 34; Township 2 South, Range 7 West; DeSoto County, Mississippi, described as follows:

Beginning at a point which is 2422.61 feet East of the Southwest Corner of Section 34; township 2 South; Range 7 West, said point of beginning of said lot; thence North 5 degrees 30 minutes West a distance of 391.41 feet to a point; thence North 84 degrees 30 minutes East a distance of 111.23 feet to a point; thence South 5 degrees 30 minutes East a distance of 391.83 feet to a point in the centerline of Byhalia Road; thence South 84 degrees 43 Minutes West along said centerline a distance of 111.23 feet to the point of beginning containing 1.00 acres less 0.10 acres for Right of Way of said road leaving a net acreage of 0.90 acres more or less.

LESS AND EXCEPT:

10.0 acres more or less located in the SW quarter of Section 34, Township 2 South, Range 7 West, DeSoto County, Mississippi and more particularly described as follows:

Beginning at a pipe in the North right of way of Byhalia Road, said pipe marking the South East corner of John T. Douglas' 4 acre tract, and being a measured distance of 2419.94 feet Eastwardly of the Southwest corner of Section 34, Township 2, South, Range 7 West, DeSoto County, MS., thence North 5 deg. 30 min. West 615.93 feet to a found iron pin. Thence South 84 deg. 30 min. West 278.16 feet to a set iron pin. Thence North 6 deg. 57 min. 27 sec. West 915.88 feet along the center of a 30 foot power line easement to a set iron pin. Thence South 84 deg. 30 min. West 412.64 feet to a set iron pin. Thence South 5 deg. 30 min. East 1531.29 feet to a set iron pin in the North right of way of Byhalia Road. Thence South 84 deg. 23 min. 12 sec. West 111.18 feet along said right of way to the point of beginning and containing 10.00 acres in the Southwest 1/4 of Section 34, Township 2 South, Range 7 West, DeSoto County, Mississippi and being subject to all applicable building restrictions, right of way and easements of record in the Chancery Clerk's Office, DeSoto County, Mississippi.

This conveyance is made subject to all road rights of way, public utility easements, restrictive covenants, zoning and subdivision regulations and health department regulations

in effect in DeSoto County, Mississippi.

Taxes for the year 2001 will be prorated as of the date of closing. Possession is given with delivery of this deed.

WITNESS OUR SIGNATURE, this the ___th day of April, 2001

Darlene Johns
DARLENE JOHNS

Miami Reidling Smith
MIAMI REIDLING SMITH

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally came and appeared before me, the undersigned authority in and for the State and County aforesaid, the within named DARLENE JOHNS and MIAMI REIDLING, who acknowledged that they freely and voluntarily signed and delivered the above Warranty Deed on the date therein mentioned and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 19th day of April, 2001.

Wanda Wimberly
Notary Public

(SEAL)
My Commission Expires:
9-5-2003

Grantor Address: 3344 Byhalia Road, Hernando, MS 38632
Wk: N/A Hm: 662-429-7921

Grantee Address: 3344 Byhalia Road, Hernando, MS 38632
Wk: N/A Hm: 662-429-7921

NO TITLE WORK WAS REQUESTED OR PERFORMED IN PREPARATION OF THIS DEED.

THIS DOCUMENT PREPARED BY:
SMITH, PHILLIPS, MITCHELL & SCOTT
P. O. Box 346
Hernando, MS 38632
662-429-5041