

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between KELLY DAVIS LEE and JACQUELINE M. LEE, husband and wife, Grantors, and HERBERT SOWELL and OLIVIA SOWELL, husband and wife, 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 Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees, as tenants by the entirety 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 16, BEAUMONT ESTATES SUBDIVISION, in Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 56, Page 16, 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.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

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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 Grantors on this the 18th day of May, 2001.

Kelly Davis Lee
KELLY DAVIS LEE

Jacqueline M. Lee
JACQUELINE M. LEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, KELLY DAVIS LEE and JACQUELINE M. LEE, husband and wife, 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 18th day of May, 2001.

(SEAL)

My Commission Expires



Brenda R. Buckingham
NOTARY PUBLIC

ADDRESS OF GRANTORS:

2323 Kindwood
Jaliliana, MS 38611
Home: 662-349-3072
Work: NONE

ADDRESS OF GRANTEEES:

6771 BEAUMONT CIRCLE
SOUTHAVEN, MISSISSIPPI 38671
Home: 795-2893
Work: NONE

PREPARED BY AND RETURN TO:

HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 801330/STD