

HUBERT JONES, JR., AND PATRICIA JONES

GRANTOR(S)

TO

SPECIAL WARRANTY DEED

PATRICIA JONES

GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and pursuant to a Property Settlement Agreement entered in Cause No.01-2-314(L) in the Chancery Court of DeSoto County, Mississippi styled Patricia Loyd Jones v. James Hubert Jones, Jr. the receipt and sufficiency of all of which is hereby acknowledged, we the undersigned grantors, Hubert Jones, Jr., being one and the same person as Hubert Jones and Patricia Jones, do hereby sell, convey, and warrant unto the grantee, Patricia Jones, Feme sole, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

In Section 18, Township 3 South, Range 7 West: A tract of land being a part of the official original map of the Town of Hernando, commencing at the Northwest corner of the Eulo Loyd Property; thence south along the west property line 262 feet to the True Point of Beginning; thence continuing South along the west property line a distance of 225 feet to the southwest corner of the Loyd property; thence east along the South property line a distance of 88 feet to a point; thence north 225 feet to a point; thence west 88 feet to the point of beginning and containing 04 (four tenths) acres more or less, together with the right of ingress and egress over the remaining property of the Grantor. This easement shall inure to the benefit of the Grantees heirs and assigns.

ALSO:

A 0.12 acre parcel in Section 18, Township 3 South, Range 7 West, City of Hernando, DeSoto County, Mississippi, described more particularly as beginning at the Southeast corner of Town Lot 33 as shown on the Hernando map in Section 18, Township 3 South, Range 7 West, said point being the Southeast corner of the Jerry Riley lot; thence West 88.0 feet to the Southeast corner of the Hubert Jones lot and the point of beginning of the following parcel: thence South 86 degrees 47 minutes West 88.0 feet to the Southwest corner of the Jones Lot; thence South 3 degrees 13 minutes West 60.0 feet to a point; thence North 86 degrees 47 minutes East 88.0 feet to a point; thence North 3 degrees 13 minutes West 60.0 feet to the point of beginning and containing 0.12 acres more or less. All bearings are magnetic and are as per survey of J.F. Lauderdale, R.L.S., dated October 6, 1990.

STATE MS. - DESOTO CO. FILED

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BK 394 PG 299
W.F. DAVIS C.E. CLK.

ALSO:

Part of the Southwest Quarter of Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

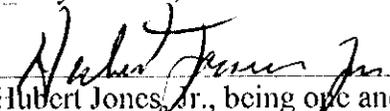
Commencing at the southeast corner of Town of Hernando Lot 33; thence run South 84 degrees 12'05" West a distance of 226.00 feet to the southeast corner of Fountain Square as recorded in Plat Book 57 on page 45 of the Chancery Records of DeSoto County, said point being on the north line of the Mississippi State Department of Mental Health property and the point of beginning; thence run North 05 degrees 18'36" East a distance of 491.51 feet along the east line of said Fountain Square to the northeast corner of said property, said point being on the south right-of-way line to the northwest corner of the Eulo Loyd property, thence run South 05 degrees 18'36" East a distance of 491.37 feet along the west line of said Loyd property on the north and the west line of the Hubert Jones property on the south to a point on said north line of Mississippi State Department of Mental Health property; thence run South 84 degrees 12'05" West a distance of 50.00 feet along said north property line of said Mental Health property to the Point of Beginning and containing 0.56 acres, more or less. Bearings referenced is 04 degrees 17'31" east of true north as determined by solar observation. Grantors Alton L. Walters and wife Patsey H. Walters reserves into themselves a 10 foot landscape easement adjoining and lying east of the west line of the above described 0.56 acre tract for the purpose of planting vegetative screen between Fountain Square and property to the east.

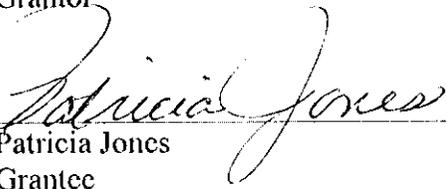
By acceptance of this deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in the City of Hernando, DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities.

Possession will be given upon execution of this instrument.

Taxes for the year 2001 and subsequent years are to be paid by the Grantee.

Witness our signatures, this the 18th day of June, 2001.


 Hubert Jones, Jr., being one and the same
 person as Hubert Jones
 Grantor


 Patricia Jones
 Grantee

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 14 day of June, 2001, within my jurisdiction, the within named Hubert Jones, Jr., being one and the same person as Hubert Jones who acknowledged that he executed the above and foregoing instrument.



J. B. Bell
Notary Public

My Commission Expires: _____

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 15, 2004
BONDED THRU STEGALL NOTARY SERVICE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 18th day of June, 2001, within my jurisdiction, the within named Patricia Jones, who acknowledged that she executed the above and foregoing instrument.

Heather Franks
Notary Public

(SEAL)

My Commission Expires: 11-20-01

Prepared By:
H.R. Garner
283 Loshier Street
P.O. Box 443
Hernando, MS 38632
662-429-4411

Grantor

Hubert Jones, Jr.
351 East South Street
Hernando, MS 38632
662-429-9854(H)
662-429-9092 (W)

Grantee

Patricia Jones
351 East South Street
Hernando, MS 38632
662-429-9854(H)
662-429-2216(W)

NO TITLE WORK CONDUCTED BY PREPARER OF DEED and NO TITLE WORK REQUESTED.

