

Prepared by and return to:

Joseph M. Sparkman, Jr.  
Attorney at Law  
Post Office Box 266  
Southaven, MS 38671-0266  
662-349-6900

STATE MS.-DESOTO CO. *me*  
**WARRANTY DEED** FILED

Dec 17 2 35 PM '01

Steven D. Barnes and wife, Sherry M. Barnes  
GRANTORS

BK 406 PG 589  
WARRANTY DEED

to:

Sabrina G. Austin, a Single Person  
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Steven D. Barnes and wife, Sherry M. Barnes do hereby sell, convey, and warrant unto Sabrina G. Austin, a Single Person the land lying and being situated in DeSoto County, Mississippi, being more particular described as follows, to wit:

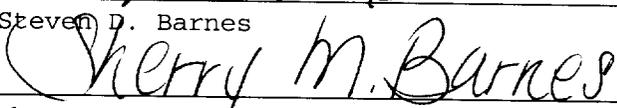
Lot 25, Section "A", Wellington Square Subdivision, in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 25, Pages 40-41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Grantor's lawful spouse, Sherry Barnes, joins in this instrument to convey any and all right, title and interest which he/she may have in the subject property as a result of his/her marriage to Grantor.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivisions and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record, in the office of the Chancery Court Clerk of DeSoto County, Mississippi, including, but not limited to, Plat Book 25, Pages 40-41.

Taxes for the year 2001 are to be paid by Grantors and possession is to be given within 3 days of closing.

WITNESS the signatures of the Grantors, this the 13th day of December, 2001.

  
\_\_\_\_\_  
Steven D. Barnes  
  
\_\_\_\_\_  
Sherry M. Barnes

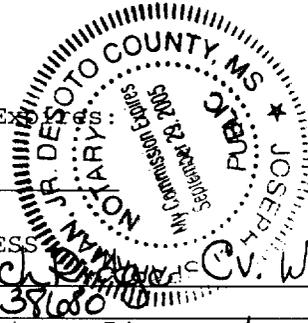
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for the said State and County aforesaid, the within named Steven D. Barnes and wife, Sherry M. Barnes, who acknowledge that they executed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 13th day of December, 2001.

  
\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_



GRANTOR'S ADDRESS

6890 Ranch Drive C.V. W  
Walls, ms. 38680

Work Phone #: 662-781-7774

Home Phone #: 662-781-7865

GRANTEE'S ADDRESS:

7025 Tudor Lane

Horn Lake, Mississippi 38637

Work Phone #: 901-332-2222

Home Phone #: 662-393-3811