

BK 0407 PG 0459

STATE MS. - DESOTO CO.

CHARLES & CAROL WARREN, (
Grantors (

TO (

STEVE & PHELISA WARREN, (
Grantees (

WARRANTY DEED JAN 2 1 48 PM '02

BK 407 PG 459
W.F. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, full receipt and the sufficiency of which considerations are hereby acknowledged, we, CHARLES WARREN and wife, CAROL WARREN do hereby SELL, CONVEY AND WARRANT unto STEVE WARREN and wife, PHELISA WARREN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property with improvements thereon, if any, located and situated in DeSoto County, Mississippi and described as follows, to-wit:

Lot 54, in Delta Crest Subdivision in Section 18, Township 3, Range 9, as shown by the plat recorded in Plat Book 5, Pages 6 and 7, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

There are excepted from the warranty of this deed the 2001 tax assessments and liens which attached by operation of law on January 1, 2001, but which taxes are not due and payable until January 1, 2002, any encroachments or matters, including any discrepancies in area or boundaries which an accurate and current survey of said real property might disclose, any road and/or utility easements or rights-of-ways lying in, on, over or across said real property and any zoning and/or subdivision ordinances and/or regulations of DeSoto County, Mississippi.

Grantors are specifically conveying all minerals and mineral rights owned by them but they are not and cannot convey any minerals or mineral rights not owned by them and there is no warranty as to the mineral estate.

Possession is delivered with this deed.

WITNESS the signature of the Grantors on this the 30th day of ~~August~~ ^{Dec}, 2001.

Charles Warren
CHARLES WARREN

Carol Warren
CAROL WARREN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

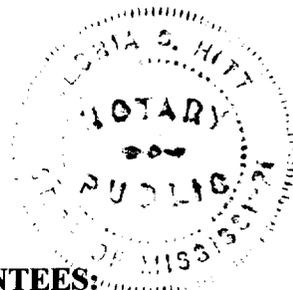
PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the 30th day of ~~August~~ ^{Dec}, 2001 within my jurisdiction, the within named CHARLES WARREN and wife, CAROL WARREN who did acknowledge to me that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 30th day of ~~August~~ ^{Dec}, 2001.

Alonia Hitt
Notary Public

(SEAL)

Notary Public State of Mississippi At Large
My Commission Expires October 1, 2005
Bonded Through State of Mississippi



My Commission Expires: _____

ADDRESS OF GRANTORS:

2508 Kelly Rd.
Hernando, MS 38632
(662) 429-1247 888-8441
888-2500

ADDRESS OF GRANTEES:

2420 Kelly Rd.
Hernando, MS 38632
(662) 429-5638
449-0606

INDEXING INSTRUCTIONS: Please index in the Delta Crest Subdivision in Section 18, Township 3, Range 9, DeSoto County, Mississippi.

Prepared By:
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Attorney At Law
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(662) 429-9680