

R. ALAN SIMS, ET UX GRANTORS

TO

WARRANTY DEED

JOHN G. ROOK, ET UX GRANTEEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, R. ALAN SIMS and Wife, DENISE T. SIMS, hereby sell, convey, and warrant unto the Grantees, JOHN G. ROOK and Wife, EVELYN V. ROOK, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

See description attached hereto as Exhibit A.

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 DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2002 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given March 15, 2002.

EXECUTED this the 8th day of March, 2002.

STATE MS. - DESOTO CO. *W*
FILED

MAR 8 3 31 PM '02

BK 413 PG 515
W.F. DAVIS CH. CLK.


R. ALAN SIMS


DENISE T. SIMS
GRANTORS

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named R. ALAN SIMS and Wife, DENISE T. SIMS, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 8th day of March, 2002.

Donna E. Sewell
Notary Public



Commission Expires:

June 12-2004
GRANTOR'S ADDRESS:

P.O. Box 333, Hernando, MS 38632
Home #: (662) 429-8426 Bus #: (662) 429-5277

GRANTEE'S ADDRESS:

3860 McIguale Rd, Hernando, MS 38632
Home #: ~~662-599-7000~~ Bus #: () *N/A*

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
2540 Highway 51 South
Hernando, MS 38632
662-429-5277
901-521-9292
j551 sims to rook deed 2004

EXHIBIT 'A'

Part of the Southwest Quarter of Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi and being more particularly described as follows, to wit:

Beginning at a steel fence post on the West line of the Glennie Bowdre property a distance of 722.98 feet North of a point commonly accepted as the Southeast corner of said quarter section; thence run South 88 degrees 47' 27" West a distance of 724.50 feet to a post; thence run South 09 degrees 07' 03" East a distance of 75.34 feet to a steel bar, thence run South 89 degrees 44' 21" West a distance of 726.00 feet to a steel bar on the East right-of-way line of McIngvale Road; thence run North 09 degrees 23' 31" West a distance of 408.98 feet along said East right-of-way line to a point; thence run North 09 degrees 18' 32" West a distance of 330.00 feet along said East right-of-way line to the Southwest corner of the McIngvale property; thence run North 88 degrees 48' 34" East a distance of 1515.00 feet along said McIngvale South line to a fence corner at the Southeast corner of said McIngvale property, said point being on the West line of the Bowdre property; thence run South 03 degrees 48' 53" East a distance of 656.44 feet along said Bowdre West line to a Point of Beginning.

INDEXING INSTRUCTIONS: A tract of land located in the Southwest Quarter of Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi.

LESS AND EXCEPT:

Lots 1 and 2, The Pines Subdivision, Section 20, Township 3 South, Range 7 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 68, Page 41, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

SUBJECT TO:

A 50 foot wide easement for ingress and egress as shown on the plat of The Pines Subdivision of record in Plat Book 68, Page 41 in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.