

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

WARRANTY DEED AUG 27 9 09 AM '02

BK 426 PG 746
W.F. DAVIS, CH. CLK.

This Deed of Conveyance is this day made by the undersigned BAILEY CONSTRUCTION, INC., a Mississippi Corporation, hereinafter referred to as the GRANTOR, and GARY KELLY and wife, CARLA KELLY, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, BAILEY CONSTRUCTION, INC., a Mississippi Corporation, the GRANTOR does hereby and by these presents sell, convey, and warrant unto GARY KELLY and wife, CARLA KELLY, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in the City of Olive Branch, DeSoto County, Mississippi, and being described as follows, to-wit:

Lot 24 Part of Cherokee Valley P.U.D., Cherokee Ridge as located in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi as found in Plat Book 64 Pages 31-32 in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which plat reference is hereby made for a more particular description of said lot.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and is subject to all restrictive covenants, building restrictions and easements of record.

Taxes and assessments against said property for the year 2002 shall be prorated as of the date of this deed and taxes and assessments for the year 2003 shall be the responsibility of the GRANTEES, and/or their successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 23rd day of August 2002.

BAILEY CONSTRUCTION, INC.



By: JODY BAILEY
Title: PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 23rd day of August, 2002, within my jurisdiction, the within named JODY BAILEY, who acknowledged that he is President of Bailey Construction, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003



GRANTORS' ADDRESS:

1154 Cross Winds Drive
Hernando, MS 38632

RES. TEL.: n/a

BUS. TEL.: n/a

GRANTEES' ADDRESS:

6547 Shenandoah Lane
Olive Branch, MS 38654

RES. TEL.: n/a

BUS. TEL.: n/a

2002-177

Prepared by:

KENNETH E. STOCKTON
ATTORNEY AT LAW
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