

QUIT CLAIM DEED



MEMPHIS TITLE
A DIVISION OF FIRST AMERICAN TITLE

This Instrument Prepared by: _____

KNOW ALL MEN BY THESE PRESENTS, that Curtis Joyner
of the County of Desoto and State of Mississippi for and in consideration of the
sum of One Dollar Dollars, do hereby bargain, sell,
lease, remise, quit claim and convey unto Terresa Joyner

all My right, title and interest in and to the following described real estate, to-wit:

Lot 264, Section A-1, Southaven Subdivision,
situated in Section 14, Township 1 South,
Range 8 West, as per plat thereof recorded in
Plat Book 2, Paged 41 and 42, in the office
of the Chancery clerk of Desoto County,
Mississippi.

Being the same property conveyed to Terresa
Joyner by Curtis Joyner by Deed.

The Parcel ID# 1086 14040-00264-00

IN TESTIMONY WHEREOF _____ have hereunto set _____ hand _____ and seal _____ this _____ day of _____

A.D., 19 _____

(SEAL)

(SEAL)

(SEAL)

STATE MS.-DESOTO CO. *ms*
FILED *ms*
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BK PG 250
W.E. DAVIS CH. CLK.

STATE OF Mississippi
COUNTY OF Desoto

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared _____

Curtis Joyner *Curtis Joyner*

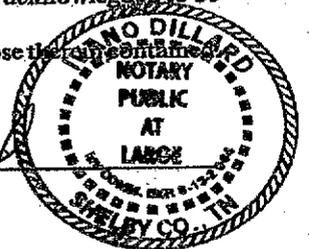
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be

person _____ within named and that _____ he _____ executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 18 day of February, 19 2001.

MY COMMISSION EXPIRES JUNE 14, 2001

Notary Public



My commission expires _____ day of _____, 19 _____

The following information is not a part of this Deed.

Property Address 1816 Vicksburg

Ward _____ District _____ Block _____ Parcel _____

Mail Tax Bill to 1816 Vicksburg

Southaven, MS 38671

Grantor & Grantee:
Property Owners Name
and Address

Curtis Joyner
Terresa Joyner
1816 Vicksburg
Southaven, MS 38671
662-280-1215
901-289-5540 (with)

or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for

this transfer is \$ One Dollar

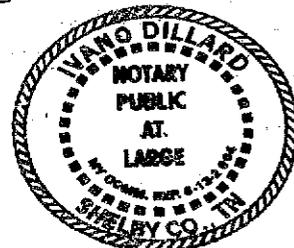
Curtis Joyner
Affiant

scribed and sworn to before me this the 03 day of December, 19 2000

W. E. Dillard
Notary Public

MY COMMISSION EXPIRES JUNE 14, 2001

My commission expires _____ day of _____, 19 _____



Prepared by/Return to:

Jama W. Amos
2430 Caffery Street
Hemond, MS 38632
662-429-7873

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

TERRESA JOYNER,

PETITIONER

EX PARTE

CIVIL ACTION, FILE NO. 03-01-0158

JUDGMENT FOR DECLARATORY JUDGMENT

This cause came on for hearing on the Petition For Declaratory Judgment filed by, Terresa Joyner, by and through her Attorney, James W. Amos, and the Coourt after considering said Petition does hereby find and adjudicate as follows:

1. That Petitioner is an adult resident citizen of DeSoto County, Mississippi, Whose address is 1816 Vicksburg, Southaven, MS 38671.
2. That the Court has jurisdiction over the Plaintiff and the subject matter to this action. There is no defendant. That Petitioner and Curtis Joyner were married at the time of Curtis Joyner's death on September 13th, 2001.
3. Petitioner filed a Petition For Declaratory Judgment pursuant to Rule 57, Mississippi Rules Of Civil Procedure, to determine her rights, status and other legal relations under a quitclaim deed executed by Curtis Joyner on February 18th, 2001, a copy of which was attached to the Petition marked Exhibit "A". The original of said quitclaim deed is in possession of Petitioner's attorney, James W. Amos.
4. That Curtis Joyner had prepared a quitclaim deed on a form provided by Memphis Title. The purpose of the quitclaim deed was to convey all of Curtis Joyner's right, title and interest unto Terresa Joyner, Petitioner herein. The quitclaim deed was acknowledged by a notary public at large in Shelby County, Tennessee, as shown on the notary stamp affixed to the said quitclaim deed. The acknowledgment states that the

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WE DAVIS, CLERK

notary public was in and for the County of DeSoto, State of Mississippi. Further, Curtis Joyner executed the quitclaim deed on a line located within the acknowledgment rather than on a signature line. Although the quitclaim deed was not dated, the acknowledgment was dated February 18th, 2001.

5. Petitioner has requested the Court to determine the validity of the aforementioned quitclaim deed and has asked that the court find said quitclaim deed to be a valid quitclaim deed executed by Curtis Joyner on February 18th, 2001 before a Shelby County, Tennessee notary public at large.

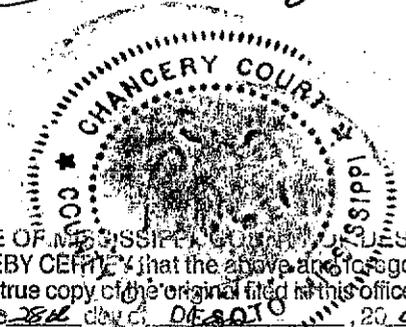
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED THAT :

A. That the quitclaim deed referred to as Exhibit "A" above is hereby declared to be a valid and legal quitclaim deed executed by Curtis Joyner conveying all of his right, title and interest in and to the real property described in said quitclaim deed to Terresa Joyner dated February 18th, 2001 and executed by Curtis Joyner in the presence of a Shelby County, Tennessee notary public at large.

B. That said quitclaim deed be recorded in the land records in the office of the Chancery Clerk of DeSoto County, Mississippi, along with a certified copy of this order.

ORDERED, ADJUDGED AND DECREED this 28th day of January, 2003.

[Handwritten Signature]
CHANCELLER



STATE OF MISSISSIPPI, COUNTY OF DESOTO
I HEREBY CERTIFY that the above and foregoing is
a true copy of the original filed in this office.
This the 28th day of DECEMBER, 2003
W. E. Davis, Clerk of the chancery court

By J. K. B. D.C