

BK 0450PG 0180

STATE MS.-DESOTO CO. FILE

THOMAS J. SHEPPARD,
GRANTOR(S)

AUG 8 3 27 PM '03

Prepared By And Return To:
Realty Title
1306 Goodman Road Ste. 110
Southaven, MS 38671
(662) 536-1770

BK 450 PG 180
E. DAVIS CH. CLK.

TO

WARRANTY DEED

RUDOLPH J. FONSECA, ET UX,
GRANTEE(S)

03060167

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **THOMAS J. SHEPPARD, and wife Jennifer Sheppard, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to subject property by virtue of her marriage to Thomas J. Sheppard,** do hereby sell, convey and warrant unto **RUDOLPH J. FONSECA and CONNIE L. FONSECA, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common,** the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 159 and 159 A, Section "A", LAKE FOREST SUBDIVISION, in Section 36, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 1-4, in the office of the Chancery Clerk of DeSoto County, Mississippi

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2003 shall be prorated among the parties.

WITNESS OUR SIGNATURE(S) this the 30th day of July, 2003.

Thomas J. Sheppard
THOMAS J. SHEPPARD

Jennifer Sheppard
JENNIFER SHEPPARD

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, THOMAS J. SHEPPARD and JENNIFER SHEPPARD, who acknowledged that they signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal this 30th day of July, 2003.



Shelby R. Byrum
NOTARY PUBLIC

(SEAL)

My Commission Expires:

ADDRESS OF GRANTORS:
313 Woodsmoke Dr.
Southaven, MS 38671
Home: (662) 342-2180
Work: 800-391-3777

ADDRESS OF GRANTEEES:
6980 Lake Forest Dr.
Walls, MS 38680
Home: 662-342-7118
Work: 815-592-1802

PREPARED BY AND RETURN TO:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
WILLIAM W. BALLARD, STAFF ATTORNEY
7145 SWINNEA ROAD, SUITE 2
SOUTHAVEN, MS 38671
(662) 349-6536

FILE # S11150