

PREPARED BY AND RETURN TO: JAMES E. WOODS
 WATKINS LUDLAM WINTER & STENNIS, P.A.
 P. O. Box 1456
 Olive Branch, MS 38654
 (662) 895-2996

WARRANTY DEED

CHARLES D. COFFELT, ET UX GRANTORS

TO

PATRICK L. PENNINGTON, ET UX GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, CHARLES D. COFFELT and wife, CHERYL A. COFFELT, do hereby sell, convey and warrant unto PATRICK L. PENNINGTON and wife, DEBORAH D. PENNINGTON, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lots 11, 12 and part of 10, Shahkoka Lake Subdivision, situated in Sections 28 and 29, Township 1 South, Range 6 West, in the Maywood Community of the City of Olive Branch, DeSoto County, Mississippi, as shown on the revised plat of said subdivision in Plat Book 1, at Pages 10A, 10B and 10C, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a point in the North line of Magnolia Circle where the line dividing Lots 12 and 14 of said subdivision intersects said North line, said point being 101.5 feet Northwestwardly from the Northwestwardly line of Shahkoka Drive, as measured along said North line of Magnolia Circle, said point being the Southeast corner of this parcel of land; thence Northwestwardly along said North line of Magnolia Circle a distance of 140.0 feet (50' + 50' + 40') to a point which is 5.0 feet Southeastwardly from the Southwest corner of Lot 10; thence Northwardly a distance of 143.18 feet to a point in the North line of Lot 10, said point being 10.0 feet Southeast of the Northwest corner of Lot 10; thence Southeastwardly along the North lines of Lot 10, 11 and 12 a distance of 170.0 feet (50' + 60' + 60') to the Northeast corner of Lot 12; thence Southwardly along the line dividing lots 12 and 14 a distance of 127.0 feet to the point of beginning in the North line of Magnolia Circle.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi and utility easements and restrictive covenants of record in Shahkoka Lake Subdivision.

Taxes for the year 2003 are to be prorated and possession is to take place upon the delivery of this Deed.

PS
 ps STATE MS. - DESOTO CO.
 FILED

AUG 20 3 26 PM '03

BK 451 PG 86
 W.E. DAVIS CH. CLK.

WITNESS OUR SIGNATURES, this the 4th day of August, 2003.

Charles D. Coffelt
CHARLES D. COFFELT

Cheryl A. Coffelt
CHERYL A. COFFELT

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 4th day of August, 2003, within my jurisdiction, the within named CHARLES D. COFFELT and wife, CHERYL A. COFFELT, who acknowledged that they executed the above and foregoing instrument.



Melissa A. Schmidt
NOTARY PUBLIC

GRANTOR'S ADDRESS:

3520 Bridgforth Rd
Olive Branch MS 38654
Hm. Phone: 895-3426
Wk. Phone: 895-3426

GRANTEE'S ADDRESS:

7492 Magnolia Circle
Olive Branch MS 38654
Hm. Phone: 895-6762
Wk. Phone: 367-8474