

This Instrument prepared by: Real Estate Title Services, 5909 Shelby Oaks, Suite 241  
 Memphis, TN. 38134 Phone No. 901-383-8599

## WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of January, 2003, by and between Peggy Shull and husband, Tommy Shull, party of the first part, and Gregory F. Garland and wife, Patricia A. Garland, as tenants by the entirety with the full right of survivorship and not as tenants in common, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 2002, Section I, in Southaven West Subdivision, on Section 23, Township 1, Range 8 West as shown by the plat recorded in Plat Book 3, Pages 42 and 43 in the Chancery Clerk's Office of DeSoto County, Mississippi.

This being the same property conveyed to Troy L. Trimm and wife, Peggy J. Trimm by Warranty Deed in Book 89, Page 413, in said Chancery Clerk's Office on May 28, 1971. Troy L. Trimm died on January 23, 1993 leaving Peggy J. Trimm as sole heir to this property. Peggy J. Trimm having since remarried to Tommy Shull. Tommy Shull acknowledges this Warranty Deed as husband of Peggy Shull and relinquishes any and all marital rights to this property.

STATE MS. - DESOTO CO.

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TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they is/are lawfully seized in fee of the aforescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered, except for: 2004 City and County Taxes which are not yet due and payable, subdivisions restriction, building line and easements in Plat Book 3, Pages 42 and 43 all in the Chancery Clerk's Office of DeSoto County, Mississippi.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

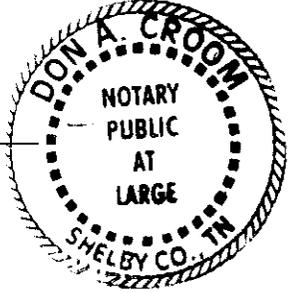
Tommy Shull  
Peggy Shull

STATE OF TN  
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Peggy Shull and Tommy Shull the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 8 day of January, 2024.

[Signature]  
Notary Public



My commission expires: 3/27/07

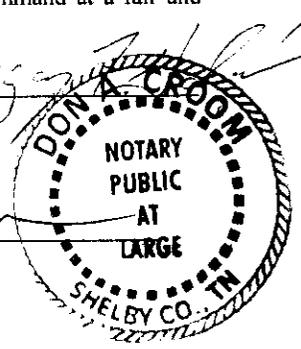
STATE OF TN  
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$89,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]  
Affiant

Subscribed and sworn to before me this the 8 day of January, 2024

[Signature]  
Notary Public



My commission expires: 3/27/07

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: 1610 Colonial Hills Drive, Southaven, MS. 38671

MAIL TAX NOTICES TO: Gregory Garland and Patricia Garland, 1610 Colonial Hills Drive, Southaven, MS. 38671

NAME AND ADDRESS OF PROPERTY OWNERS: (Grantees) Gregory Garland and Patricia Garland, 1610 Colonial Hills Drive, Southaven, MS. 38671 Home Phone- 662-342-2313 Business Phone- 901-365-4561

SELLERS NAME AND ADDRESS: Peggy Shull and Tommy Shull,  
Home Phone- 662-393-0865 Business Phone- N/A  
2857 Waverly Dr., Southaven, MS 38671

THIS INSTRUMENT PREPARED BY: Real Estate Title Services

RETURN TO: Real Estate Title Services, 5909 Shelby Oaks Drive, Ste 241, Memphis, TN. 38134

MT#:

Parcel ID#- 1086-2315-00200.200

STATE TAX: \$ \_\_\_\_\_  
REGISTER'S FEE: \$ \_\_\_\_\_  
RECORDING FEE: \$ \_\_\_\_\_  
TOTAL: \$ \_\_\_\_\_