

BK 0475 PG 0491

FILE #04-122  
PREPARED BY & RETURN TO:  
MCFALL LAW FIRM  
7105 SWINNEA RD SUITE 1  
SOUTHAVEN, MS 38671  
(662) 349-7780

STATE MS.-DESOTO CO.

JUN 28 4 02 PM '04 <sup>BL</sup><sub>BL</sub>

RONALD FILIAULT AND WIFE,  
LISA W. FILIAULT  
GRANTORS

BK 475 PG 491 **WARRANTY**  
MCFALL LAW FIRM, CLK.

TO

**DEED**

JERRY BAXTER AND WIFE,  
JODY BAXTER,  
GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and for other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **RONALD FILIAULT AND WIFE, LISA W. FILIAULT** do hereby sell, convey, and warrant unto **JERRY BAXTER AND WIFE, JODY BAXTER, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

“See Attached Legal Description – Exhibit A”

The warranty in this deed is subject to right of ways of easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to the covenants, limitations and restrictions set forth within the recorded plat of said subdivisions well as any amendments thereto.

Taxes for the year 2004 have been pro-rated.

WITNESS OUR SIGNATURE, this the 22 day of June, 2004.

*Ronald Filiault*  
\_\_\_\_\_  
RONALD FILIAULT  
*Lisa W. Filiault*  
\_\_\_\_\_  
LISA W. FILIAULT

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**PERSONALLY APPEARED** before me, the undersigned authority at law, in and for the State and County aforesaid, the within named **RONALD FILIAULT AND WIFE, LISA W. FILIAULT**, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed, and for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22 DAY OF JUNE, 2004.



*George McFall*  
\_\_\_\_\_  
NOTARY PUBLIC

Notary Public State of Mississippi At Large  
My Commission Expires: June 3, 2006  
Bonded Thru Heiden, Brooks & Garland, Inc.

GRANTOR'S ADDRESS

*5635 Massey Rd.  
Hernando, MS 38632*

*(662) 233-1153 (901) 553-1895*  
HM PHONE WK PHONE

GRANTEE'S ADDRESS

*5215 Peach Trail cv  
Southaven Ms. 38671*

*662-349-7947 901-375-9033*  
HM PHONE WK PHONE

## "Exhibit A"

## LEGAL DESCRIPTION

A LEGAL DESCRIPTION OF A 2.00, MORE OR LESS, ACRE TRACT OF LAND BEING KNOWN AS PROPOSED LOT 19, SHELTON WEST SUBDIVISION AND BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE APPROXIMATE CENTERLINE INTERSECTION OF COUNTYLINE ROAD AND MASSEY ROAD SAID INTERSECTION BEING COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DESOTO COUNTY, MISSISSIPPI; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1467.03 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 687.64 FEET TO A STEEL FENCE POST (SET) SAID FENCE POST BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89 DEGREES 07 MINUTES 03 SECONDS WEST A DISTANCE OF 59.96 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTWARDLY A DISTANCE OF 42.22 FEET ALONG A CURVE TO THE RIGHT (HAVING DELTA = 06 DEGREES 27 MINUTES 02 SECONDS, RADIUS = 375.00, CH. BRG. = NORTH 87 DEGREES 39 MINUTES 26 SECONDS WEST CH. LEN. = 42.20 FEET ) TO A STEEL FENCE POST (SET); THENCE NORTH 84 DEGREES 25 MINUTES 55 SECONDS WEST A DISTANCE OF 158.65 FEET TO A STEEL FENCE POST (SET); THENCE NORTH 00 DEGREES 52 MINUTES 57 SECONDS WEST A DISTANCE OF 288.02 FEET TO AN IRON PIN (SET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 289.59 FEET TO AN IRON PIN (SET); THENCE SOUTH 00 DEGREES 52 MINUTES 57 SECONDS EAST A DISTANCE OF 307.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00, MORE OR LESS ACRES (87,114, MORE OR LESS, S.F.) OF LAND BEING SUBJECT TO ALL CODES EASEMENTS, SUBDIVISION REGULATIONS, SUBDIVISION RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.