

S04-0901

WELDON VAN BREEMAN AND WIFE, JOYCE VAN BREEMAN,  
GRANTORS

WARRANTY

TO

DEED

RICHARD G. BOYER AND WIFE, NANCY C. BOYER,  
GRANTEES

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, Weldon Van Breeman and wife, Joyce Van Breeman, do hereby sell, convey, and warrant unto Richard G. Boyer and wife, Nancy C. Boyer, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Attached hereto as Exhibit "A"

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book , Page in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2004 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 19th day of July, 2004.

*Weldon Van Breeman*  
Weldon Van Breeman

*Joyce Van Breeman*  
Joyce Van Breeman

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 WELDON VAN BREEMAN AND WIFE, JOYCE VAN BREEMAN, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of July, 2004.

*Katherine A. Davis*  
Notary Public

My commission expires:



Grantors Address:

4112 Poplar Corner Rd.  
Lake Cormorant, MS 38641  
Home Phone Number: N/A  
Business Number: 662-781-0052

Grantees Address:

4112 Poplar Corner Road  
Lake Cormorant, MS 38641  
Home Phone Number: 662-363-6814  
Business Number: 901-647-9650

Prepared By:

Austin Law Firm, P.A.  
6928 Cobblestone Drive  
Suite 100  
Southaven, Mississippi 38672  
(662) 890-7575

SS STATE MS.-DESOTO CO.  
SS  
Jul 21 8 50 AM '04

BK 477 PG 515  
K.E. DAVIS CH. CLK.

# EXHIBIT A

A 3.41 acre (more or less) tract located in part of the Southwest Quarter of the Southeast Quarter and in part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 2 South, Range 9 West, more particularly described as follows: BEGINNING at the southwest corner of the Southeast Quarter of Section 11, Township 2 South, Range 9 West, said point being the intersection of Poplar Corner and Austin Roads, and being the Point of Beginning of this tract; thence north along Poplar Corner Road the following calls: North 8 degrees 12 minutes 46 seconds west, 77.18 feet; north 05 degrees 46 minutes 25 seconds east, 193.71 feet; north 16 degrees 23 minutes 03 seconds east, 191.31 feet to a point; thence south 89 degrees 40 minutes 43 seconds east, 276.98 feet along a fence line to a point; thence south 01 degree 27 minutes 19 seconds east 442.47 feet to a point in Austin Road; thence south 88 degrees 34 minutes 02 seconds west, 350.74 feet along Austin Road to the Point of Beginning, and containing 3.41 acres, more or less, including road right of ways.

J. O. B.  
W. W. B.