

**ALAN PIHRINGER, UT UX,
GRANTOR(S)**

TO

QUIT CLAIM DEED

**RICHARD A. POWELL,
GRANTEE(S)**

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, **ALAN PIHRINGER and TRISHA PIHRINGER, husband and wife**, do hereby sell, convey and quitclaim unto **RICHARD A. POWELL**, 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 45, Section B, Oak Valley at Shelbourne Estates P.U.D., located in Section 28, Township 1 South, Range 7 West, as shown by plat of record in Plat Book 81, Page 22-23, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

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 2005 shall be prorated among the parties.

WITNESS OUR SIGNATURE(S) this the 3RD day of February, 2005.

Alan J. Pihringer
ALAN PIHRINGER

Trisha Pihringer
TRISHA PIHRINGER

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, ALAN PIHRINGER and TRISHA PIHRINGER, who acknowledged that she/he/they signed, executed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

Given ~~under my~~ hand and official seal this 3RD day of February, 2005.



Jason A. Lashley
NOTARY PUBLIC

My Commission Expires:
ADDRESS OF GRANTORS:
1850 Wood Lane Dr
Olive Branch, MS 38654
Home: 843-1799
Work: 901-848-3072

ADDRESS OF GRANTEES:
10295 Uctor
Olive Branch, MS 38654
Home: N/A
Work: 901-340-5590

**PREPARED BY AND RETURN TO:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
BRYAN PATRICK GRIFFIN, ATTORNEY
7145 SWINNEA ROAD, SUITE 2
SOUTHAVEN, MS 38671
(662) 349-6536**

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