

**WARRANTY DEED**

**FIRST BANK OF THE DELTA, N.A.,  
a National Banking Corporation**

**GRANTOR**

**TO**

**R. E. SPECULATIONS, LLC,  
An Arkansas Limited Liability Company,**

**GRANTEES**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, FIRST BANK OF THE DELTA, N.A., a National Banking Corporation, formerly known as FIRST NATIONAL BANK OF PHILLIPS COUNTY, ARKANSAS, a National Banking Corporation, by and through its duly authorized official, does hereby grant, bargain, sell, convey and warrant unto R. E. SPECULATIONS, LLC, An Arkansas Limited Liability Company, the following described property situated in the City of Olive Branch, DeSoto County, Mississippi, to-wit:

**TRACT I:**

A 5.794, more or less, acre tract of land in the Northwest ¼ of Section 2, Township 2 South, Range 6 West, Olive Branch, DeSoto County, Mississippi, being the First National Bank of Phillips County, Arkansas 5.8 acre tract as recorded in Corrected Trustee's Deed Book 403, Page 264, and Book 402, Page 547, (tract II) and being more particularly described as follows:

Beginning at a point on the northeast right-of-way of U. S. Highway 178 (Old Highway 78) said point being in a ditch and 50 feet from the center line of said highway said point also being 1281.00 feet East of and 789.30 feet South of the northwest corner of Section 2, Township 2 South, Range 6 West, Olive Branch, DeSoto County, Mississippi; thence North 79 degrees 12 minutes 19 seconds East along the South line of the Elva Stone tract 699.24 feet to a 3/8 inch rebar with cap (set); thence southwardly along the west lines of the Delta Industries, Inc. tract (D.B. 382, Pg. 736) the following courses to 3/8 inch rebars with caps (set): South 10 degrees 47 minutes 41 seconds East 184.84 feet; South 79 degrees 12 minutes 19 seconds West 100.00 feet; South 10 degrees 47 minutes 41 seconds East 166.84 feet; South 79 degrees 12 minutes 19 seconds West 100.00 feet; South 10 degrees 47 minutes 41 seconds East 184.67 feet; thence South 79 degrees 23 minutes 07 seconds West along the north line of the Fabricators Supply, LLC (D.B. 407, Pg. 258) a distance of 242.53 feet to a 3/8 inch rebar with cap (set) on the northeast right-of-way of U. S. Highway 178; thence North 36 degrees 24 minutes 11 seconds West along said right-of-way 593.93 feet to the point of beginning, containing 252,386.77, more or less, square feet or 5.794, more or less, acres. Subject to the City of Olive Branch and DeSoto County Subdivision and Zoning Regulations. Subject to any easements for utilities. Subject to a 50' ingress and egress easement along the south 50 feet of this property as recorded in Book 383, Page 744.

**TRACT II:**

A 4.89, more or less, acre tract in the Northwest ¼ of Section 2, Township 2 South, Range 6 West, Olive Branch, DeSoto County, Mississippi, being the First National Bank of Phillips County, Arkansas, 5.3 acre tract as recorded in

Corrected Trustee's Deed Book 403, Page 264 and Book 402, Page 547 (Tract 1) and being more particularly described as follows:

Beginning at a 3/8 inch rebar with cap (set) on the northeast right-of-way of U. S. Highway 178 (Old Highway 78) said rebar 1682.85 feet East of and 1334.29 feet South of the northwest corner of Section 2, Township 2 South, Range 6 West, Olive Branch, DeSoto County, Mississippi; thence North 79 degrees 16 minutes 27 seconds East along the south line of the Fabricators Supply, LLC tract (D.B. 407, Pg. 258) a distance of 570.20 feet to a 3/8 inch rebar (set); thence southwardly along the Heritage Developments, LLC tract (D.B. 345, Pg. 398) the following courses to 3/8 inch rebars with caps (set): South 36 degrees 46 minutes 42 seconds East 300.00 feet; South 55 degrees 42 minutes 47 seconds West 516.21 feet; thence North 36 degrees 24 minutes 11 seconds West along the northeast right-of-way of U. S. Highway 178 a distance of 528.00 feet to the point of beginning, containing 213,025.88, more or less, square feet or 4.89, more or less, acres. Subject to the City of Olive Branch and DeSoto County Subdivision and Zoning Regulations. Subject to any easements for utilities.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi and further subject to all easements for public roads and public utilities of record.

This conveyance is further subject to Right of Way Easements to Mississippi Power & Light as recorded in Book 37, Page 98 and Utility Easement to City of Olive Branch, Mississippi as recorded in Book 255, Pages 793 and 795, of the Land Records of DeSoto County, Mississippi.

Taxes for the year 2005 shall be prorated and assumed by the Grantees herein and possession is to take place upon the delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF GRANTOR, this the 10<sup>th</sup> day of November, 2005.

FIRST BANK OF THE DELTA, N.A.,  
a National Banking Corporation, formerly known as  
FIRST NATIONAL BANK OF PHILLIPS  
COUNTY, ARKANSAS, a National Banking  
Corporation

By:   
GRANT McALEXANDER, ~~SA~~ Vice-President

STATE OF Arkansas  
COUNTY OF Phillips

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, this the 10<sup>th</sup> day of November, 2005, the within named GRANT McALEXANDER, who acknowledged that he is Sr. Vice-President of FIRST BANK OF THE DELTA, N.A., a National Banking Corporation, formerly known as FIRST NATIONAL BANK OF PHILLIPS COUNTY, ARKANSAS, a National Banking Corporation,, and that for and on behalf of said corporation and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

Susan A. Hobson  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ Susan A. Hobson  
NOTARY PUBLIC  
Phillips County, Arkansas  
My Commission Exp. 12-11-2010

ADDRESS OF GRANTOR:  
425 Plaza St  
West Helena, AR 72390  
Phone: (870) 816-1111

ADDRESS OF GRANTEE:  
400 Plaza St  
W. Helena, AR 72390  
Phone: (870) 572-1777

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