

WALKER, BROWN & BROWN, P.A.
ATTORNEYS AT LAW
P. O. BOX 276
HERNANDO, MS 38632-0276

JIMMY NEAL ANDREWS, GRANTOR

TO

WARRANTY DEED

MILLER FARMS PROPERTIES, LLC, GRANTEE

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, JIMMY NEAL ANDREWS, hereby sells, conveys, and warrants unto the Grantee, MILLER FARMS PROPERTIES, LLC, a Mississippi Limited Liability Company, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. However, no such reservation is made with this deed. Taxes for 2006 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession will be given upon execution of this Warranty Deed.

EXECUTED this the 5 day of June, 2006.


JIMMY NEAL ANDREWS
GRANTOR

WBB

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JIMMY NEAL ANDREWS, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 5 day of June, 2006.



[Signature]
Notary Public

My Commission Expires: 7-13-08

GRANTOR'S ADDRESS: 7825 N. SHALISOLA DR., OLIVE BRANCH, MS 38654
Home #: (662) 895-2230 Business #: (662) 895-2236

GRANTEE'S ADDRESS: 3869 MILLER RD., OLIVE BRANCH, MS 38654
Home #: () n/a Business #: (901) 851-4700

Prepared by:
Walker, Brown & Brown, P. A.
P. O. Box 276
Hernando, MS 38682
(662) 429-5277
(901) 521-9292
1685br warranty deed Andrews to Miller Farms, LLC

Being in the Southeast Quarter of Northwest Quarter and Southwest Quarter of Northeast Quarter of Section 18, Township 2 South, Range 5 West, DeSoto County, Mississippi and being more particularly described as follows:

Begin at a point in the center of Miller road, which point is North 11 degrees 54 minutes West 2853 feet from the Southeast corner of Southwest Quarter of Section 18, Township 2 South, Range 5 West; thence with the center of said road North 6 degrees West 261 feet to a point; thence with an old fence North 85 degrees East 217 feet to an old iron post set in concrete; thence with fence North 2 degrees East 186.3 feet to an old iron post set in concrete in the South side of Lee Road; thence with the South side of said road South 88 degrees 45 minutes East 163.8 feet to an iron pin; thence with an old fence North 86 degrees 45 minutes East with old fence 363 feet to an iron pin; thence South 2 degrees 45 minutes West with old fence 363 feet to an old pin; thence South 86 degrees 45 minutes West with old fence 363 feet to an iron pin; thence with an old fence North 88 degrees 45 minutes West 395.8 feet to an iron pin; thence South 11 degrees 15 minutes East with old fence 95.3 feet to an iron pin; thence South 88 degrees 15 minutes West with an old fence 226.5 feet to the beginning, containing 7.32 acres of land, as surveyed by R. L. Cooper in April, 1959.

Being the same property conveyed to Grantor by Warranty Deed dated September 8, 1999 as recorded on September 10, 1999 at 11:18 a.m. in Book 369, Page 224 of the Land Deed Records, Chancery Clerk's office, DeSoto County, Mississippi and further being the same property conveyed in Book 45, Page 588 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi.

LESS AND EXCEPT:

Begin at the Northeast corner of grantor property, said point being 120 feet, more or less, southwesterly from and perpendicular of Highway Survey Station about 202 + 75 on the center line of Federal Aid Project No. F-006-1 (12); run thence South 2 degrees 30 minutes West along grantors Easterly property line, a distance of 95 feet, more or less, to a line that is parallel with the 150 feet Southwesterly of the center line of said project; thence North 59 degrees 53 seconds West along said parallel line, a distance of 80 feet, more or less, to grantors Northerly property line; thence North 86 degrees 45 minutes East, along said Northerly property line, a distance of 72 feet, more or less, to the point of beginning, containing 0.03 acres, more or less, and being situated in the Southwest 1/4 of the Northeast 1/4 of Section 18, Township 2 South, Range 5 West, DeSoto County, Mississippi.

171001 Together with any and all abutters rights of access, if any, in, to, over, on, and across the lands herein conveyed.