

ESTATE OF JUNE ANN BARKER

TO

**WARRANTY DEED**

GEORGE B. READY

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, I, Janet S. Rich as Executrix of the Estate of June Ann Barker, an unmarried woman, do hereby sell, convey and warrant unto GEORGE B. READY, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 24, First Revision, Loma Vista Estates Subdivision, Planned Unit Development, located in Section 8 and 17, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof of record in Plat Book 43, Page 11, in the Chancery Clerk's office of DeSoto County, Mississippi.

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; further subject to Right of Way to DeSoto County, Mississippi in Book 50, Page 599, Book 50, Page 600; Easement to City of Hernando in Book 150, Page 249 and Book 150, Page 238; Right of Way to Mississippi Power & Light in Book 46, Page 334, Book 46, Page 441 and Book 100, Page 217; Right of Way to Brights Water Association in Book 150, Page 653

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

By way of explanation, June Ann Barker died on May 12, 2006 and left a Will. The Chancery Court of DeSoto County, Mississippi, by order dated May 24<sup>th</sup>, 2006, appointed Janet S. Rich as Executrix of her Estate and approved the sale of this real property in Cause No. 06-05-0971, a copy of which is attached hereto.

*Ready*

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Possession to take place upon closing.

WITNESS MY SIGNATURE this the 30<sup>th</sup> day of May, 2006.

Janet S. Rich  
JANET S. RICH, INDIVIDUALLY AND AS  
EXECUTRIX OF THE ESTATE OF  
JUNE ANN BARKER.

STATE OF KENTUCKY  
COUNTY OF Jefferson

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named JANET S. RICH, who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed after being duly authorized to do so:

GIVEN UNDER MY HAND and official seal of office this the 30 day of May, 2006.

Amanda Selch  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

AMANDA SELCH  
Notary Public, County of Jefferson  
My Commission Expires 08-26-2006

Aug. 26, 2006  
(Seal)

GRANTORS ADDRESS: 115 Southview Terrace, Louisville, KY 40214  
Home Phone No.: (502) 364 0361 Work Phone No.: 502-445-9049

GRANTEES ADDRESS: P.O. Box 127, Hernando, MS 38632  
HOME PHONE: N/A WORK PHONE: (662) 429-7088

Return to: George B. Ready, Attorney; P.O. Box 127, Hernando, MS 38632

## IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

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JANET S. RICH,  
EXECUTRIX

PETITIONER

VS.

CIVIL ACTION, FILE NO. 06-05-0971

JUNE ANN BARKER, DECEASED

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**ORDER GRANTING PERMISSION TO SELL REAL PROPERTY OF ESTATE**

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This cause came on to be heard upon the Petition For Approval To Sell Real Estate filed by Petitioner, Janet S. Rich, in her capacity as Executrix, and in her individual capacity, and the Court after considering said Petition does hereby find and adjudicate as follows:

1. That the Court has jurisdiction of the parties and of the subject matter to this action.
2. That Petitioner, Janet S. Rich, is the duly qualified and appointed Executrix of the Estate of June Ann Barker, deceased. That said decedent's Last Will and Testament relieved the Executrix of making bond, of returning an inventory or appraisal and of accounting to any court whatsoever
3. That Petitioner, Janet S. Rich, her sister and brother, namely, Teri S. Owen and Daniel E. Smith are the three (3) beneficiaries of the Last Will And Testament of the said Jane Ann Barker, deceased. That said beneficiaries joined in Petition For Approval To Sell Real Estate that is on file in this cause.
4. That the estate of the decedent consists of a house and real property located at 1990 McIngvale, #24, Hernando, MS 38632. That said property is residential property and is used as such.
5. That Petitioner, Janet S. Rich, and the other beneficiaries, entered into a

**FILED**

**MAY 24 2006**

**W E DAVIS, CLERK**

contract for the sale and purchase of real property with George B. Ready to sell him the above described real property for the sum of Ninety-Five Thousand and 00/100 Dollars (\$95,000.00). That said sum is a fair and reasonable price for said real property.

6. That it would be in the best interest of the estate for the Court to allow Petitioner to sell the real property located at 1990 McIngvale, #24, Hernando, MS 38632 to the said George B. Ready in accordance with the terms of the contract a copy of which is attached To the Petition as Exhibit "A" on file with this Court.

**IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED** that the Petitioner, Janet S. Rich, as Executrix and in her individual capacity, be, and she is, allowed to sell the real property located at 1990 McIngvale, #24, Hernando, MS 38632, to George B. Ready in accordance with the terms of the contract attached to the Petition on file as Exhibit "A" with this Court. That said Janet S. Rich is authorized to execute any and all documents necessary to transfer title of said property to George B. Ready, Purchaser.

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the Court authorizes the payment of all reasonable and necessary closing expenses, outstanding real estate taxes, if any, and any and all other reasonable and necessary expenses of the sale to be deducted from the sales price of said property. That the balance of the sale proceeds from the sale of said property be held in escrow with James W. Amos, Attorney, pending further orders of the Court.

**ORDERED, ADJUDGED AND DECREED** this the 24th day of May, 2006.

Presented by:  
James W. Amos MSB #1559  
Attorney for Petitioner  
2430 Caffey St.  
Hernando, MS 38632

  
CHANCELLOR

STATE OF MISSISSIPPI, COUNTY OF DESOTO  
I HEREBY CERTIFY that the above and foregoing is  
a true copy of the original filed in this office.  
This the 24th day of May, 2006  
W.E. Davis, Clerk of the chancery court  
By J. Davis D.C.