

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

Indexing Instructions:
DeSoto County, MS
NW¼, Section 4, T2S, R7W

CHANCERY CLERK'S DEED FOR MINOR

W. E. DAVIS, CHANCERY CLERK OF
DESOTO COUNTY, MISSISSIPPI

GRANTOR

TO

EBI LAND, LLC

GRANTEE

PURSUANT to Order of the DeSoto County Chancery Court, Cause Number 06-03-0423, where the Estate of ALMA HILL MOORE, is open for administration, I, W. E. DAVIS, Chancery Clerk of DeSoto County, Mississippi, on behalf of the minors, REGINALD MOORE, JR. and ISSIAH MOORE, Grantor, and by virtue of the authority conferred on said W. E. DAVIS, Chancery Clerk of DeSoto County, Mississippi, by Miss. Code Ann. § 93-13-217 and by an Order authorizing the distribution and transfer of the hereinafter described property granted on May 24th, 2006, which Order is of record in the office of the Chancery Clerk of DeSoto County, Mississippi, at Minute Book 415, Page 359, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, do hereby convey, quitclaim and release unto EBI LAND, LLC, a Mississippi Limited Liability Company, Grantee, the following described property lying and being situated in DeSoto County, Mississippi, to-wit:

In the Northwest Quarter of Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, more particularly described as:

Beginning at the northwest corner of Section 4, Township 2 South, Range 7 West, thence South 392.11 feet along the west line of said section to the northwest corner of the Gray tract, said point being the point of beginning of the following lot: thence North 87 degrees 18 minutes East 557.2 feet along the north line of the Gray tract to the northeast corner of said tract; thence South 3 degrees 19 minutes East 159.7 feet along the east line of the Gray tract to a point; thence South 87 degrees 18 minutes West 356.97 feet to a point; thence South 3 degrees 24 minutes East 47.3 feet to a point; thence South 87 degrees 18 minutes West 200.0 feet to a point in the west line of Section 4; thence North 3 degrees 24 minutes West 207.0 feet to the point of beginning and containing 2.26 acres, more or less. All bearings are magnetic.

This conveyance is made subject to any and all prior reservations or conveyances of oil, gas and other minerals in, on or under the subject property; and any and all easements, rights-of-way, building restrictions and restrictive covenants of record concerning the subject property.

Grantee assumes and agrees to pay ad valorem taxes for the current year and all subsequent years.

WCLWS

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IN WITNESS WHEREOF, this instrument has been executed this the 25th day of May, 2006.

W. E. Davis, Clerk
W. E. DAVIS, Chancery Clerk of Desoto County,
Mississippi

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 25th day of May, 2006, within my jurisdiction, the within named W. E. DAVIS, duly identified before me, who acknowledged that he is Chancery Clerk of Desoto County, Mississippi, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.



James E. Woods
NOTARY PUBLIC

My Commission Expires 7-1-11

GRANTOR'S ADDRESS:

W. E. Davis, Chancery Clerk of
DeSoto County, Mississippi
P. O. Box 949
Hernando, MS 38632
Hm. Phone: N/A
Wk. Phone: 662-429-1318

GRANTEE'S ADDRESS:

EBI LAND, LLC
P. O. Box 7
TUNICA, MS 38670
Wk. Phone: 662-363-0002
Hm. Phone: 662- N/A

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

**IN THE MATTER OF THE ESTATE OF
ALMA HILL MOORE, DECEASED**

NO. 06-03-0423

**ORDER GRANTING AUTHORITY TO SELL REAL ESTATE
AND DETERMINING HEIRS**

Coming on to be heard on the Petition of REGINALD MOORE, the duly appointed, qualified and acting Administrator of the Estate of ALMA HILL MOORE, Deceased, who brought his petition for authority to sell real estate and for a determination of the heirs-at-law of ALMA HILL MOORE, Deceased, pursuant to Miss. Code Ann. §91-1-27 (1972), and the Court having heard and considered the Petition and being fully advised in the premises is of the opinion that the prayer contained therein should be granted and finds as follows, to-wit:

1.

On April 23, 2005, ALMA HILL MOORE ("Decedent") who had a fixed place of residence and was domiciled in DeSoto County, Mississippi, departed this life, leaving no Last Will and Testament after a diligent search and inquiry. By Order of this Court REGINALD MOORE was appointed as Administrator of the Estate and Letters of Administration were issued to REGINALD MOORE on April 4, 2006.

2.

The Administrator has made a diligent effort to identify all entities having claims against the Estate. The Administrator has filed the Affidavit of Notice to Creditors and Notice to Creditors with this Court. Due notice to creditors has been given to all persons having claims against said Estate to present the same to the Clerk of this Court for probate and registration and the notice was published in the Desoto County Tribune on April 13, 2006, April 20, 2006 and April 27, 2006. The Proof of Publication has been filed with this Court. The time period for claims to be filed will expire on July 13, 2006. The Administrator does not anticipate that there will be any significant claims that will be filed.

3.

The Administrator does not anticipate that federal or state estate tax returns will be required to be filed since the estimated total value of the assets in said estate is less than that required to file estate tax returns. The fiduciary income tax returns will be prepared, filed and

taxes paid when said Estate is closed. There are sufficient funds in the Estate to pay the fiduciary income taxes.

4.

At the time of her death, the Decedent owned the following described real property in DeSoto County, Mississippi:

In the Northwest Quarter of Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, more particularly described as:

Beginning at the northwest corner of Section 4, Township 2 South, Range 7 West; thence South 392.11 feet along the west line of said section to the northwest corner of the Gray tract, said point being the point of beginning of the following lot: thence North 87 degrees 18 minutes East 557.2 feet along the north line of the Gray tract to the northeast corner of said tract; thence South 3 degrees 19 minutes East 159.7 feet along the east line of the Gray tract to a point; thence South 87 degrees 18 minutes West 356.97 feet to a point; thence South 3 degrees 24 minutes East 47.3 feet to a point; thence South 87 degrees 18 minutes West 200.0 feet to a point in the west line of Section 4; thence North 3 degrees 24 minutes West 207.0 feet to the point of beginning and containing 2.26 acres, more or less. All bearings are magnetic.

Due to the liability and costs associated with the continued possession and maintenance by the Estate of the real property, the Administrator of the Estate believed it to be in the best interest of the Estate to sell the real property. The proposed contract was presented *in camera* to the Court to review. The Petitioner believed there to be sufficient other assets in the Estate to pay any claims, taxes and costs of administration. The Petitioner requested that the Court authorize the Administrator to sell the above-described real property under such terms and conditions as the Administrator deems to be in the best interest of the Estate and to pay the expenses of sale, fees, and commissions, and that the Administrator be authorized to do all things necessary to complete the sale including the execution of any and all documents in connection therewith, as may be required, including the execution of a Warranty Deed, with the proceeds of such sale being placed in an Estate account until further order of this Court.

5.

Pursuant to the provisions of Miss. Code Ann., §91-1-27 (1972), Petitioner showed that in order to properly administer this Estate, it is necessary for the Court to ascertain and adjudicate the heirs-at-law of the Decedent, who departed this life intestate. Petitioner has ascertained the addresses of the purported heirs listed herein, and there may be other unknown

heirs or parties claiming to be the heirs-at-law of the Decedent to be determined by publication of process in a newspaper having general circulation in DeSoto County, Mississippi.

ALMA HILL MOORE was married at the time of her death to REGINALD MOORE and she had two (2) children, REGINALD MOORE, JR. and ISSIAH MOORE, both of whom are minors. REGINALD MOORE, JR. was born on December 10, 1999, and is six (6) years of age. ISSIAH MOORE was born on July 7, 2001, and is four (4) years of age. Petitioner believed that the following are the only heirs-at-law of ALMA HILL MOORE, Deceased, and their addresses are as follows:

<u>Name</u>	<u>Address</u>
REGINALD MOORE	3455 Sail Boat Lane Lakeland, TN 38002
REGINALD MOORE, JR.	3455 Sail Boat Lane Lakeland, TN 38002
ISSIAH MOORE	3455 Sail Boat Lane Lakeland, TN 38002

In accordance with Miss. Code Ann. §91-1-29 (1972), all heirs-at-law of ALMA HILL MOORE, Deceased, were cited to appear and answer the Petition, and a summons by publication was addressed to the unknown heirs-at-law of ALMA HILL MOORE, Deceased. The summons was published in the Desoto County Tribune on April 20, 2006, April 27, 2006 and May 4, 2006. The Proof of Publication has been filed with this Court. Petitioner believes that the only heirs-at-law of ALMA HILL MOORE, Deceased, are REGINALD MOORE, REGINALD MOORE, JR. and ISSIAH MOORE, and upon presentation of evidence of same to the Court, requested that this Court recognize, decree and adjudicate that REGINALD MOORE, REGINALD MOORE, JR., and ISSIAH MOORE are the sole heirs-at-law of ALMA HILL MOORE, Deceased.

6.

The children of the Decedent, REGINALD MOORE, JR. and ISSIAH MOORE, are both minors and pursuant to Miss. Code Ann. Section 93-13-217 and 93-13-211, the Petitioner requested authority to sell the interests of the minors in said real property without a guardianship and that the Chancery Clerk be directed to execute a deed as provided in Miss. Code Ann. Section 93-13-217 and that the Petitioner be authorized to execute any deeds necessary as father, natural guardian and next friend of said minor children.

The minor children named herein will not receive proceeds from the proposed closing and settlement of the Estate in excess of \$10,000.00. Pursuant to Section 93-13-211 of the Mississippi Code Annotated, as amended, a payment to a minor may be paid to the parent upon the approval and authorization of the Chancery Court of the county where the minor resides without the appointment of a guardian. REGINALD MOORE is the next friend, father and natural guardian of REGINALD MOORE, JR. and ISSIAH MOORE, minors and under Section 93-13-281 of the Mississippi Code Annotated, as amended, is the appropriate party to request the payment of the minor's portion to REGINALD MOORE as father and natural guardian of said minor children.

7.

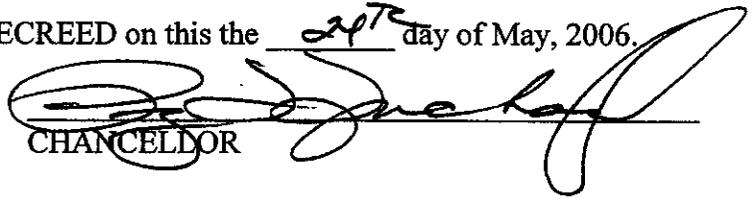
REGINALD MOORE, the husband of the Decedent and one of the known heirs-at-law, individually joined in the Petition to signify his consent to and approval of the matters set forth therein and waived service of process and entered his appearance.

REGINALD MOORE, as father, natural guardian and next friend by REGINALD MOORE, JR. and ISSIAH MOORE, joined in the Petition in said capacity to signify his consent to and approval of the matters set forth therein and waived service of process and entered his appearance on behalf of said minors as their father, natural guardian and next friend.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that this Court hereby authorizes the Administrator to sell the real estate described in paragraph 4 hereinabove under such terms and conditions as the Administrator deems to be in the best interest of the Estate, including the payment of expenses of sale, fees, and commissions, and that such sale of property be made without reporting to this Court or confirmation by the Court other than through the accounting, if required, that the proceeds of such sale be placed in an Estate account, without bond, and held as a cash bond pursuant to Miss. Code Ann. §91-7-205 (1972) until further order of this Court and that the Administrator is hereby authorized to execute any and all necessary documents as the contract requires, including the execution of a Warranty Deed; that this Court in accordance with Miss. Code Ann. §§91-1-27 and 91-1-29 (1972) recognizes, decrees and adjudicates that REGINALD MOORE, REGINALD MOORE, JR., and ISSIAH MOORE are the sole heirs-at-law of ALMA HILL MOORE, Deceased; the Petitioner is hereby authorized to sell the interests of the minors in said real property without a guardianship and that the Chancery Clerk is hereby directed to execute a deed as provided in Miss. Code Ann. Section 93-13-217

and that the Petitioner is authorized to execute any deeds necessary as father, natural guardian and next friend of said minor children; and that this Court hereby authorizes the distribution of the minor's portion of REGINALD MOORE, JR. and ISSIAH MOORE to REGINALD MOORE, as father and natural guardian of REGINALD MOORE, JR. and ISSIAH MOORE, pursuant to Section 93-13-211 of the Mississippi Code of 1972, as amended, without the appointment of a Guardian and without bond, upon the closing of the Estate.

ORDERED, ADJUDGED AND DECREED on this the 21st day of May, 2006.


CHANCELLOR

JAMES E. WOODS, MS Bar No. 7386
Watkins Ludlam Winter & Stennis, P.A.
6897 Crumpler Boulevard, Suite 100
Post Office Box 1456
Olive Branch, MS 38654
662-895-2996

CHANCERY COURT
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 21 day of May, 2006
W.E. Davis, Clerk of the chancery court
By S. [Signature] D.C.