1/10/07 4:27:47
BK 548 PG 549
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

**PREPARED BY AND RETURN TO:**
**Select Title & Escrow, LLC**
**Almon M. Ellis, Jr., Staff Attorney**
**7145 Swinnea Road, Suite 2**
**Southaven, MS 38671**
**(662) 349-3930**
**File # 06-1034**

Indexing Instructions:
De Soto County, Mississippi

# WARRANTY DEED

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 all of which is hereby acknowledged, **Jennine Ramage, as sole owner** , does hereby sell, convey and warrant unto **Jennine Ramage Properties, LLC,** the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi more particularly described as follows, to-wit:

**Lot 449, BROOK HOLLOW WEST SUBDIVISION, in Section 24, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Page 3, in the office of the Chancery Clerk of DeSoto County, Mississippi**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

THIS conveyance is 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.

The Grantor herein further warrants that subject property constitutes no part of her homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

Prep

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WITNESS MY SIGNATURE, on this 28th day of December, 2006.

Jennine Ramage (SEAL)
Jennine Ramage

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Jennine Ramage, who acknowledged that she executed the above and foregoing instrument.

GIVEN UNDER MY HAND AND ~~OFFICIAL SEAL~~ OF OFFICE, this 28th day of ~~August~~ December, 2006.

Notary Public

SHERRI T. DAVIS, DESOTO COUNTY, MS
NOTARY PUBLIC
My Commission Expires March 18, 2008

(S E A L)

My Commission Expires:

GRANTOR:
2775 Byhalia Road
Hernando, MS 38632
HOME: 662/429-8827
WORK: 901/378-8827

GRANTEE
2775 Byhalia Road
Hernando, MS 38632
HOME: 662/429-8827
WORK: 901/378-8827