1/16/07 10:44:43
BK 549 PG 20
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and return to:
O'Brien Law Firm, LLC
1630 Goodman Road East, Suite 5
Southaven, MS 38671
(662) 349-3339
File No. 06120568

JEFF M. DOWDY AND WIFE, HEATHER DOWDY
Grantors

TO

WARRANTY DEED

KEVIN L. CORNELIUS AND WIFE, KIMBERLY K. CORNELIUS
Grantees

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JEFF M. DOWDY AND WIFE, HEATHER DOWDY,** Grantors, do hereby sell, convey and warrant unto **KEVIN L. CORNELIUS AND WIFE, KIMBERLY K. CORNELIUS,** Grantees, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

> Lot 326, Section "A", Tipton-Pollard PUD, located in Section 1, Township 2 South, Range 9 West, DeSoto County, Mississippi, as recorded in Plat Book 67, Pages 30-31, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforedescribed real property.

Possession will be given upon delivery of this deed.

Taxes for the year 2006 will be prorated between the Grantors and Grantees.

By way of explanation, Heather Dowdy joins herein for the purpose of conveying any right, title or interest she may have in the property by way of her marriage to Jeff M. Dowdy.

WITNESS THE SIGNATURES of the Grantors this the 10th day of January, 2007.

JEFF M. DOWDY

HEATHER DOWDY

OBrien

STATE OF MISSISSIPPI
COUNTY OFDE SOTO

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 10th day of January, 2007, within my jurisdiction, the within named, **JEFF M. DOWDY AND HEATHER DOWDY** who acknowledged that they executed the above instrument for the purposes described therein.

Jessica Marie Strabo
Notary Public

My commission expires: 01-17-10

NOTARY PUBLIC DESOTO COUNTY, MS ★ JESSICA MARIE STRABO

Grantor's Address
7823 Misty Meadows Drive
Lake Cormorant, MS 38641
Home: N/A
Work: 901-603-8865

Grantee's Address
830 Grant Drive
Southaven, MS 38671
Home: 270-804-3155
Work: 270-210-5319