

Prepared by and Return to:
Realty Title and Escrow
6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
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File No. 06080587

1/22/07 9:54:39
BK 549 PG 316
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Billy E. Prince and Nina P. Prince

- Grantor(s)

**Dewey Edward House, III and Mallory M. Davis, Maurice Edwin Birmingham, II
and wife, Misti Lane Birmingham**

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Billy E. Prince and wife, Nina P. Prince do hereby sell, convey and warrant unto Dewey Edward House, III, Mallory M. Davis, Maurice Edwin Birmingham, II and wife, Misti Lane Birmingham, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Commencing at the commonly accepted northwest corner of Section 9, Township 4 South, Range 7 West, Desoto County, Mississippi, being a 1/2" rebar found at a fence corner, said point being the **POINT OF BEGINNING**:

Thence North 89° 31' 49" East along the north line of said section, a distance of 1012.50 feet to a 2" white oak tree in a fence corner being the northwest corner of the Pickle tract; thence South 1° 39' 57" East along the east line of the Pickle tract, a distance of 1347.30 feet to a 24" oak tree in a fence corner; thence South 89° 49' 03" West, a distance of 567.29 feet; thence North 39° 04' 11" West, a distance of 272.33 feet; thence North 60° 05' 52" West, a distance of 991.89 feet; thence North 89° 35' 17" East, a distance of 226.71 feet to a steel fence rail found in a fence line; thence North 08° 51' 55" West, a distance of 620.20 feet to a 1/2" rebar found; thence North 87° 12' 18" East, a distance of 187.87 feet to a 1/2" rebar found; thence North 87° 18' 24" East, a distance of 228.63 feet to the **POINT OF BEGINNING**; said described tract containing 36.53 Acres, more or less.

Indexing Instructions: Northwest ^{Quarter} ~~corner~~ of Section 9, Township 4 South, Range 7 West and the Northeast ~~corner~~ ^{Quarter} of Section 8, Township 4 South, Range 7 West, DeSoto County, Mississippi.

Easement For Ingress and Egress

Commencing at the commonly accepted northeast corner of Section 8, Township 4 South, Range 7 West, Desoto County, Mississippi being a 1/2" rebar found in a fence corner; thence South 87° 18' 24" West, a distance of 228.63 feet to a 1/2" rebar found; thence South 87° 12' 18" West, a distance of 187.87 feet to a 1/2" rebar found and being the **POINT OF BEGINNING** of a 30' wide ingress/egress easement:

Thence South 08° 51' 55" East, a distance of 31.19 feet; thence along the south line of a 30' wide ingress/egress easement the following calls: thence South 65° 14' 03" West, a distance of 76.40 feet; thence South 71° 36' 41" West, a distance of 107.16 feet; thence South 88° 01' 27" West, a distance of 48.91 feet; thence North 73° 07' 24" West, a distance of 237.06 feet; thence North 84° 39' 22" West, a distance of 79.79 feet; thence North 87° 55' 44" West, a distance of 88.33 feet; thence North 84° 15' 38" West, a distance of 101.82 feet to the centerline of Love road; thence North 19° 52' 57" East along said centerline, a distance of 30.95 feet to the north line of said easement; thence along said north line of the following easement the following calls: thence South 84° 14' 11" East, a distance of 93.30 feet; thence South 87° 56' 57" East, a distance of 87.36 feet; thence South 84° 28' 48" East, a distance of 84.54 feet; thence South 73° 00' 05" East, a distance of 235.21 feet; thence North 87° 45' 23" East, a distance of 39.73 feet; thence North 71° 22' 00" East, a distance of 99.65 feet; thence North 65° 14' 03" East, a distance of 84.94 feet to the **POINT OF BEGINNING**; said described tract containing 0.50 Acres, more or less.

Indexing Instructions: Northeast ^{Quarter} ~~corner~~ of Section 8, Township 4 South, Range 7 West, DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Shuman

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 21st day of December, 2006.

Billy E. Prince
Billy E. Prince

Nina P. Prince
Nina P. Prince

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, Billy E. Prince and Nina P. Prince, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2006.

Haila Eason
Notary Public

My Commission Expires: _____

(SEAL)



Grantors' Address:
7476 Northbrook Drive
Walls, MS 38637
H-662-781-9217
W-n/a

Grantees' Address:
580 W. Robinson Street
Hernando, MS 38632
H-901-230-6978
W-n/a