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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

# WARRANTY DEED

**Candee L. Bales**

**Grantor(s)**

To

**Ceaira L. Brunson**

**Grantee(s)**

**THIS INDENTURE** made and entered into this 27th day of April, 2007, by and between **Candee L. Bales, unmarried party(ies)** of the first part, and **Ceaira L. Brunson, unmarried party(ies)** of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

**Lot 5, Section A, Kingston Estates Subdivision, situated in Section 28, Township 1 South, Range 8 West, DeSoto County, MS, as per plat of record in Plat Book 38, Page 13, in the Chancery Clerk's Office of DeSoto County, MS.**

**Candee L. Bales by virtue of Warranty Deed, dated August 29, 2003, in Book 452, Page 171 in the Chancery Clerk's Office of DeSoto County, MS.**

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

- The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: The lien of the following general and special taxes for the year or years specified and subsequent years: 2007 City of Horn Lake taxes and DeSoto County taxes not yet due and payable.
- Zoning and Subdivision regulations and health department regulations in effect for DeSoto County.
- Easements for public roads and public utilities for record in said county.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book 38, Page 13, in the Clerk's Office of DeSoto County, MS.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Fearnley

2

WITNESS the signature of the party of the first part the day and year first above written.

Candee L. Bales  
Candee L. Bales

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Candee L. Bales** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) herein named) and executed the foregoing instrument for the purposes therein contained.

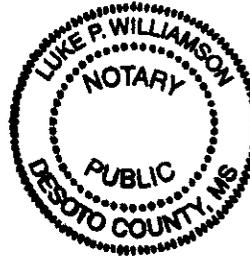
WITNESS my hand and official seal at office this 27th day of April, , 2007.

Luke P. Williamson  
Notary Public

My Commission Expires: \_\_\_\_\_

Tax Parcel No.: 1088280100000500

Property Address: 7071 Dunbarton Drive  
Horn Lake, MS 38637



Notary Public State of Mississippi  
At Large  
My Commission Expires  
June 22, 2010  
BONDED THRU  
HEIDEN, BROOKS & GARLAND, INC.

**GRANTOR'S ADDRESS**

Candee L. Bales  
~~6512 Brezewood Ct #101~~  
~~Westchester, OH 45069~~  
Home Phone #: N/A  
Work Phone #: 662-812-9029

**GRANTEE'S ADDRESS**

Ceaira L. Brunson  
7071 Dunbarton Drive  
Horn Lake, MS 38637  
Home Phone #: N/A  
Work Phone #: 901-761-3063

This Instrument Prepared by & Return To:

Fearnley & Califf - MS  
981 Goodman Road - Suite 105  
Horn Lake MS 38637  
662 536-4907