

BC
BC

BRAD MOBERLY, ET UX

GRANTOR(S)

TO

WARRANTY DEED

DERRILL A. ARGO, JR., ET UX

GRANTEE(S)

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 which is hereby acknowledged, BRAD MOBERLY and wife, SHERRY MOBERLY, does hereby sell, convey and warrant unto DERRILL A. ARGO, JR., and wife, SARAH M. ARGO, as tenants by the entirety 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:

INDEXING INSTRUCTIONS: Northwest Corner of the Southeast Quarter, Section 12, Township 4 South, Range 8 West, DeSoto County, Mississippi.

Commencing at the Northwest Corner of the Southeast Quarter of Section 12, Township 4 South, Range 8 West in said DeSoto County; thence south 1324.52 feet to the Southwest Corner of Lot 11 of the Wheeler Farms 2nd Edition; thence N82-56-00E along a wire fence 1369.9' to the SE Corner of Lot 11 aforesaid and the west R.O.W. of U.S. Hwy. 51; thence S09-36W along the west ROW of said Hwy 51, 220 feet to the Point of Beginning; said point being marked by a 3/8" RB; thence S85-50-50W 485.55' to a 3/8" RB; thence S04-19-40E 209.3" to a 3/8" RB; thence S88-19E 425.3' to a point on the west ROW of Hwy 51; thence N09-36E 260' to the Point of Beginning, being 2.54 acres.

Parcel I.D. No.: 4081-1200.0-00019.00
Commonly known as: 7841 Highway 51 South, Hernando, MS 38632

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, rights of way and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2007 have been prorated as of this date on an estimated basis only and when said taxes are actually determined, if

Ready

the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession to take place upon closing.

WITNESS MY SIGNATURE this the 30th day of April, 2007.

Brad Moberly
BRAD MOBERLY

Sherry Moberly
SHERRY MOBERLY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me the undersigned authority in and for the above county and state, the within named BRAD MOBERLY and SHERRY MOBERLY, who acknowledged that he/she signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her free and voluntary act and deed after being duly authorized to do so.

GIVEN UNDER MY HAND and official seal of office this the 30th day of April, 2007.

Ann Lunceford
NOTARY PUBLIC / Ann Lunceford



MY COMMISSION EXPIRES: 9/14/07

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT 14 2007
BONDED THRU STEGALL NOTARY SERVICE

GRANTOR(S) ADDRESS: 1265 Byhalia RD. Hernando MS 38632
HOME PHONE: N/A WORK PHONE: (901) 299-3984

GRANTEE(S) ADDRESS: 7841 Hwy. 51 South, Hernando, MS 38632
HOME PHONE: N/A WORK PHONE: (901) 833-6889

Prepared by and return to:
George B. Ready
P.O. Box 127
Hernando, MS 38632
(662) 429-7088

SKETCH/AREA TABLE ADDENDUM

BK 557 PG 447

Property Address			
City	County DeSoto	State Miss.	Zip
Borrower			
Lender/Client Sherry Moberly			
Appraiser Name			

The NE Cor. of the SE (1/4)
of Sec 12, T4S, R8W
DeSoto County, Miss.

MOBERLY SURVEY

March, 2007

50' 50'

1324.52'

IP Found

N82-56E 1369.9'

IP Found

The SW Cor. of Lot 11,
Wheeler Farms 2nd Edition

The SE Cor. of Lot 11
Wheeler Farms 2nd Edition

CERTIFICATE

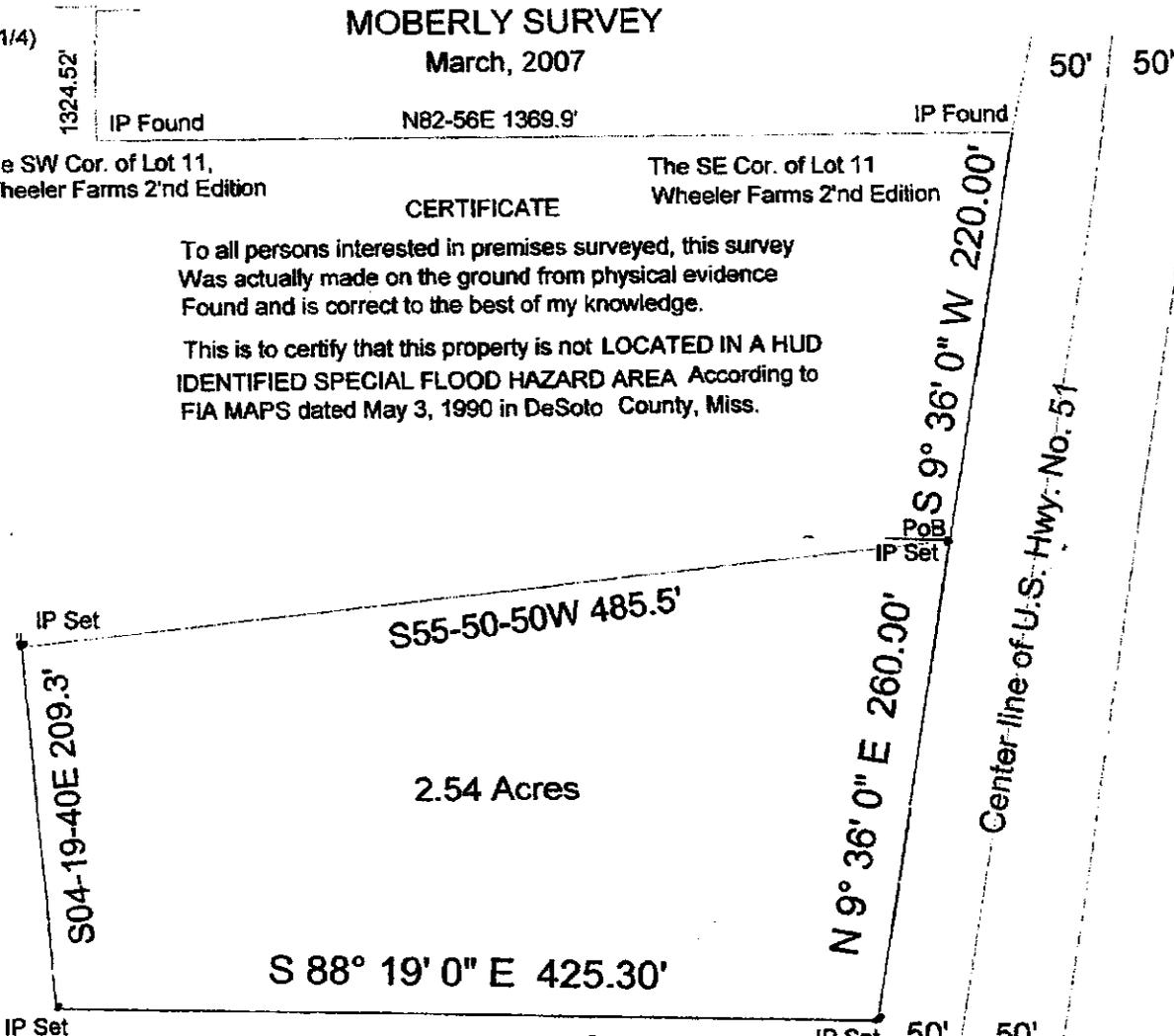
To all persons interested in premises surveyed, this survey
Was actually made on the ground from physical evidence
Found and is correct to the best of my knowledge.

This is to certify that this property is not LOCATED IN A HUD
IDENTIFIED SPECIAL FLOOD HAZARD AREA According to
FIA MAPS dated May 3, 1990 in DeSoto County, Miss.

N



Scale: 1"=100'
Class B Type



2.54 Acres

S 88° 19' 0" E 425.30'

N 9° 36' 0" E 260.00'

S 9° 36' 0" W 220.00'

Center line of U.S. Hwy. No. 51

CLARK'S LAND SURVEYING
3490 Baldwin Road
Hernando, Miss. 38632
(662) 429-9550

Comments: Commencing at the NW Corner of the SE (1/4) of Sec 12, T4S, R8W in DeSoto Co., Miss; Thence south 1324.52' to the SW Corner of Lot 11 of the Wheeler Farms 2nd Edition; Thence N82-56-00E along a wire fence 1369.9' to the SE Corner of Lot 11 aforesaid and the west ROW of U.S. Hwy. 51; Thence S09-36W along the west ROW of said Hwy. 51 220' to the POB, said point being marked by a 3/8" RB; Thence S85-50-50W 485.55' to a 3/8" RB; Thence S04-19-40E 209.3' to a 3/8" RB; Thence S88-19E 425.3' to a point on the west ROW of Hwy. 51; Thence N09-36E 260' to the POB, being 2.54 acres.

