

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 # 07-1203

6/18/07 10:31:40
BK 561 PG 351
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Indexing Instructions: Lot 66 Arbor Lake Subdivision
Horn Lake, DeSoto 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, **Charles McCracken, a married man** does hereby sell, convey and warrant unto **Douglas W. Shaw and Penny D. Shaw, husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi more particularly described as follows, to-wit:

Lot 66, Arbor Lake Subdivision, Phase 2, located in Section 35, Township 1 South, Range 8 West, as shown on Plat of record in Plat Book 81, Page 18, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of said property.

LESS & EXCEPT:

Warranty Deed of record in Book 363, Page 343, in the Chancery Clerk's Office 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 grantees or their assigns any deficit on actual proration and likewise, the grantees agree 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 his homestead and is not subject to the homestead rights of any person at the time of conveyance.

select

7.

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

WITNESS MY SIGNATURE, on this 15th day of June, 2007.

Charles McCracken (SEAL)
Charles McCracken

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Charles McCracken, a married man who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 15th day of June, 2007.



[Signature]

Notary Public

My Commission Expires:

GRANTOR:
Charles McCracken
5446 Ridgetop
Horn Lake, MS 38637

HOME: 901-647-0433
WORK: N/A

GRANTEES
Douglas W. Shaw and Penny D. Shaw
6424 Arbor Lakes Dr.
Horn Lake, MS 38637

HOME: 662-342-2367
WORK: 901-229-0685