

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 # 07-1322

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, **HOME BUYERS FOR YOU, INC.**, a Mississippi corporation, does hereby sell, convey and warrant unto **Jim R. Wells, Chad D. Mitchell and Candice N. Mitchell**, as joint tenants 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 317, Section B, SOUTHAVEN SUBDIVISION, in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 2, Pages 14-16, in the office of the Chancery Clerk 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 Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

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

Select

WITNESS MY SIGNATURE, on this 21st day of November, 2007.

HOME BUYERS FOR YOU, INC.

Jim Wells (SEAL)
BY: JIM R. WELLS, PRESIDENT

Chad Mitchell (SEAL)
BY: CHAD D. MITCHELL,
SECRETARY/TREASURER

STATE OF ~~MISSISSIPPI~~ Tennessee
COUNTY OF ~~DESOTO~~ Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named JIM R. WELLS, who acknowledged that he is PRESIDENT of HOME BUYERS FOR YOU, INC., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 16th day of November, 2007.



Yolanda Webb
Notary Public

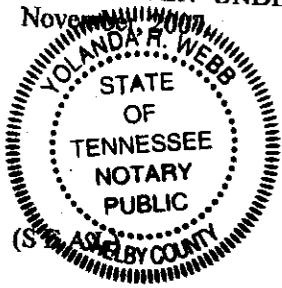
My Commission Expires:
MY COMMISSION EXPIRES:
October 26, 2011

STATE OF ~~MISSISSIPPI~~ Tennessee
COUNTY OF ~~DESOTO~~ Shelby

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named CHAD D. MITCHELL, who acknowledged that he is SECRETARY/TREASURER of HOME BUYERS FOR YOU, INC., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing

instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 6th day of



Yolanda Webb
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
October 26, 2011

GRANTOR:

Home Buyers For You, Inc.
2150 Malori Cove
Southaven, MS 38671

HOME: N/A
WORK: 901-507-9015

GRANTEES

Jimmy R. Wells, Chad D. Mitchell and Candice N
Mitchell
2150 Malori Cove
Southaven, MS 38671

HOME: 662-280-1500
WORK: 662-530-1501