

PREPARED BY AND RETURN TO:
REALTY TITLE
1630 GOODMAN RD SUITE 109
OLIVE BRANCH, MS 38654
662-893-8077
08080015

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1/28/08 9:54:20
BK 577 PG 261
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by and return to:
O'Brien Law Firm, LLC
1630 Goodman Road East, Suite 5
Southaven, MS 38671
(662) 349-3339
File No. 08010006

LUKIE M. HILL TAYLOR AND HUSBAND, LAROY TAYLOR
Grantors

TO

WARRANTY DEED

JAMES W. SEXTON AND WIFE, MELISSA C. SEXTON,
Grantees

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **LUKIE M. HILL TAYLOR AND HUSBAND, LAROY TAYLOR**, Grantors, do hereby sell, convey and warrant unto **JAMES W. SEXTON AND WIFE, MELISSA C. SEXTON**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 172, Section C, Magnolia Lakes Subdivision, situated in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 68, Page 35, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to restrictive covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in DeSoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in DeSoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Possession will be given upon delivery of this deed.

By way of explanation, LaRoy Taylor joins herein for the purpose of conveying any right, title or interest he may have in this property by way of his marriage to Lukie M. Hill Taylor.

By way of explanation, Lukie M. Hill Taylor hereby represents and warrants that Lukie M. Hill and Lukie M. Hill Taylor are one and the same.

Taxes for the year 2008 will be prorated between the Grantors and Grantees.

WITNESS THE SIGNATURES of the Grantors this the 22nd day of January, 2008.

Lukie M. Hill Taylor
LUKIE M. HILL TAYLOR
Laroy Taylor
LARROY TAYLOR

STATE OF MISSISSIPPI
COUNTY OF ~~DE SOTO~~ TATE

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 22nd day of January, 2008, within my jurisdiction, the within named, **LUKIE M. HILL TAYLOR AND LARROY TAYLOR** who acknowledged that they executed the above instrument for the purposes described therein.

Allison Nicole Thomas
Notary Public



My commission expires: _____

Grantor's Address
4878 Waterstone Drive
Olive Branch, MS 38654
Home: 662-893-0392
Work: 901-603-7999

Grantee's Address
6386 Oak Leaf Drive
Olive Branch, MS 38654
Home: ~~662-893~~ or 901-604-4246
Work: 901-226-5520