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

508-28

This document prepared by (and after recording)
return to): Prepared By & Return To:
Name: Mississippi Real Estate Closings
Firm/Company:)
Address: 5699 Getwell Road)
Address 2: Building G, Suite 1)
City, State, Zip: Southaven, MS 38672)
Phone: 662-349-1818)
)
)
)

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WARRANTY DEED

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christopher P. Beach and Deborah D. Beach**, Husband and Wife, hereinafter referred to as "Grantors", do hereby convey and warrant unto **Shannon L. Minnick and Allan Minnick**, Husband and Wife, as tenants in common with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of DeSoto, State of Mississippi, to-wit:

See attached Exhibit A

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be prorated between Grantors and Grantees as of the date selected by Grantors and Grantees, or paid by Grantees, or paid by Grantors.

The property herein conveyed is not a part of the homestead of Grantors, or is part of the homestead of Grantors and if Grantors are married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees as tenants in common, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the 15th day of February, 2008.

Christopher P. Beach
Grantor
Christopher P. Beach
Deborah D. Beach
Grantor
Deborah D. Beach

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this 15th day of February, 2008, within my jurisdiction, the within named Christopher P. Beach and Deborah D. Beach, who acknowledged that (he/she/they) executed the above and foregoing instrument.

Terry Howell
Notary Public
Printed Name: Terry Howell

My Commission Expires:

4-25-10



Grantor(s) Name, Address, phone:

Christopher P. Beach
Deborah D. Beach
7242 Nail Rd.
Walls MS 38680
901-921-0058

Grantee(s) Name, Address, phone:

Shannon L. Minnick
7242 Nail Rd.
Walls, MS 38680
901-525-2426
W/A

SEND TAX STATEMENTS TO GRANTEE

Legal Description Exhibit A

EXHIBIT "A"
LEGAL DESCRIPTION

Land situated in DeSoto County, Mississippi:

Six (6) acres in the Southeast Quarter of Section 35, Township 1, Range 9 West, more particularly described as the west 6 acres of the east 26 acres of the south 50 acres of the 155 acre tract described as the Southeast Quarter of Section 35, Township 1, Range 9 West, less 5 acres in a square in the southeast corner thereof, subject to easements for public utilities and public roads.

The six (6) acre tract hereby conveyed is of even width east and west, and extending north and south across the tract owned by Grantors and lies immediately west of a tract now owned by the Grantors and contracted to be sold to L.T. Mays.

LESS AND EXCEPT:

Being part of the Southeast Quarter of Section 35, Township 1, Range 9 West and being a strip of land north of center of proposed Nail Road as laid out by the County Engineer and on file in the Chancery Clerk's Office at Hernando, Mississippi.

Beginning at the southwest corner of L.T. Mayes tract; thence North along the West line of said Mayes tract to a point 40 feet from the center of proposed Nail Road; thence West and parallel to center of proposed Nail Road 289 feet, more or less, to the East line of the Woodrow W. Burnett tract; thence South along said Burnett tract to the South line of Section 35, Township 1, Range-9 West; thence East along said Section line 288 feet, more or less, to the point of beginning.

Being the same property conveyed to Herbert D. Wilder and his wife, Lucille Cox Wilder at Warranty Deed dated March 31, 1959, in Book 45, Page 419, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.