

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 # 08-1048

ml

3/13/08 9:38:15
BK 580 PG 248
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Indexing Instructions: Lot 53, Estates of Center Hill
Olive Branch, 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, **Carlee, Inc., A Mississippi Corporation**, does hereby sell, convey and warrant unto **Jimmy McCool, Jr. and Catherine Nicole McCool, husband and wife, as tenants by the entirety with full right 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 53, Section D, ESTATES OF CENTER HILL SUBDIVISION, in Section 9, Township 2 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 104, Pages 16-17, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 2052-0902.0-00053.00

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 it.

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.

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

*ABrien
ew*

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WITNESS ITS SIGNATURE, on this 7th day of March, 2008.

CARLEE, INC

By: Carole D. Johnson (SEAL)
Carole D. Johnson, President

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 **Carole D. Johnson**, who acknowledged that she is the **President** of **Carlee, Inc.**, a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 7th day of March, 2008.



Sherri T. Davis

Notary Public

(SEAL)

My Commission Expires

GRANTOR:
Carlee, Inc
4782 Alden Lake Drive E.
Horn Lake, MS 38637
HOME: N/A
WORK: (662) 342-6640

GRANTEES
Jimmy McCool, Jr. and Catherine Nicole McCool
9902 Tremont Drive
Olive Branch, MS 38654
HOME: N/A
WORK: N/A