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BK 581 PG 318  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

GRADY CHARLES HINTON, EXECUTOR  
OF THE ESTATE OF JANET MINARCEK HINTON,  
GRANTORS

WARRANTY

TO

DEED

GRADY C. HINTON,  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grady Charles Hinton, Executor of The Estate of Janet Minarcek Hinton, do hereby sell, convey, and warrant unto, Grady C. Hinton, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 1634, Section "C" (South), DeSoto Village Subdivision, located in Section 33, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 10, Pages 3-8 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The Grantor herein, Grady Charles Hinton, Executor of The Estate of Janet Minarcek Hinton, hereby has the authority to execute any and all documents pertaining to the sell of the above mentioned property pursuant to DeSoto Chancery Court Order, filed November 20, 2007 and attached hereto as Exhibit "A."

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 10, Pages 3-8 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2008 have been prorated, and possession is given with this deed.

WITNESS my signature(s), this the 27th day of March, 2008.

GRADY CHARLES HINTON, EXECUTOR OF  
THE ESTATE OF JANET MINARCEK HINTON

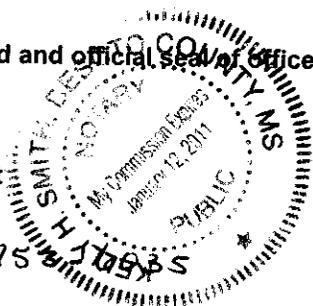
by: Grady Charles Hinton  
Grady Charles Hinton, Executor

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, Grady Charles Hinton, who acknowledged to me that he signed and delivered the foregoing instrument of writing, as Executor of The Estate of Janet Minarcek Hinton, deceased, on the day and year and in the capacity therein set forth.

Give under my hand and official seal of office, this the 27<sup>th</sup> day of March, 2008.

Grantors Address:  
3635 Buckingham Cove East  
Horn Lake, MS 38637  
Home Phone Number: 901-753-6035  
Business Number: same



Kyle H. Smith  
Grantees Address:  
3635 Buckingham Cove East  
Horn Lake, MS 38637  
Home Phone Number: 901-753-6035  
Business Number: same n/c

Prepared By:  
\* Austin Law Firm, P.A.  
6928 Cobblestone Drive  
Suite 100  
Southaven, Mississippi 38672  
(662) 890-7575

S03-08-0157

## IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

GRADY CHARLES HINTON,

EXECUTOR

OF

CAUSE NO. 07-04-0776

THE ESTATE OF JANET MINARCEK HINTON,

TESTATRIX

**CONSENT ORDER FOR SALE OF REAL ESTATE AND SALE OF ESTATE ASSETS**

COMES NOW the parties, and announce to the Court by consent that the parties have agreed upon the items set fourth in the order below. That this cause came on for hearing on Executor's Motion for Sale of Real Estate and Sale of Estate Assets, and this Court having jurisdiction of the parties and the subject matter, and the Court having heard the announcement of the parties of the terms of their agreement, and this Court having considered this matter in its entirety and being fully advised of the premises finds that the proposed Consent Order is proper, and it is, therefore, approved.

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** as follows:

1. That the estate consists in part of property located in DeSoto County, Mississippi and known as 3635 Buckingham Cove E., Horn Lake, Mississippi, being further described as follows:

LOT 1634, SECTION "C" (SOUTH), DESOTO VILLAGE SUBDIVISION, SECTION 33, TOWNSHIP 1 SOUTH, RANGE 8 WEST, CITY OF HORN LAKE, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 3-8, IN THE OFFICE OF THE CHANCERY CLERK OF SAID DESOTO COUNTY, MISSISSIPPI.

2. That the heir, Robert Hinton, be granted until Monday, November 26, 2007 at

**FILED**

NOV 20 2007

W E DAVIS, CLERK

5:00 p.m. to remove the items from the above described property that he desires. Further, he shall have unto said time to enter into a contract to purchase the above described property for the amount of \$64,000.00 as is.

3. In the event that Robert Hinton does not execute a contract to purchase said property on or before the above date, the Executor, Grady Charles Hinton, be authorized to sell and haul away the personal items remaining in the property by auction or a removal company. Any monies received from the sale of the personal property shall be deposited in the estate ~~savings~~ *checking* *OMM* account.

4. The Executor shall further have the authority to sell the above described real property, including but not limited to selling the home to a broker/investor for a minimum of 80% of home's appraisal value, which amount equals \$80,000.00 less seller's reasonable closing costs.

5. That the Executor shall present any purchase and sale contract for the sale of said real estate in an amount less than \$64,000.00 to this Court for approval prior to the closing upon said property.

6. That the Executor, Grady Charles Hinton, be authorized to do all things necessary to consummate the sale of said real property, including but not limited to the execution of a Warranty Deed, without bond, confirmation or other order of this Court.

7. That upon the sale of the aforementioned real property and personal property, the proceeds are to be used, first, to pay the Wells Fargo Loan, then to pay any creditor's claims filed against this Estate, should any be filed, and the balance to be deposited into the Estate ~~savings~~ *checking* *OMM* account to be held until further orders of this Court.

**ORDERED, ADJUDGED AND DECREED**, this the 20<sup>th</sup> day of November, 2007.

*[Handwritten Signature]*  
CHANCELLOR

Agreed as to form and content:

*[Handwritten Signature: Tamara B. McKinnon]*  
TAMARA B. McKINNON, Attorney for Executor

*[Handwritten Signature: Rebecca S. Thompson]*  
REBECCA S. THOMPSON, Attorney for heir,  
Robert Conrad Hinton

STATE OF MISSISSIPPI, COUNTY OF DESOTO  
I HEREBY CERTIFY that the above and foregoing is  
a true copy of the original filed in this office.  
This the 20th day of Nov, 2007  
Page -3- W.E. Davis, Clerk of the Chancery court  
By J. Davis D.C.