

**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 # 07-1300**

## **QUITCLAIM 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 which is hereby acknowledged, Valeria A Pounders does hereby convey and quitclaim unto John R. Pounders, Sr. and Susan R. Pounders, wife and husband, as tenants by the entirety with full right of survivorship and not as tenants in common, all her title and interest in a certain lot or parcel of land lying and being situated in De Soto County, Mississippi, more particularly described as follows, to-wit:

**2.68 acres being part of the southeast quarter of Section 19, Township 2 South, Range 8 West, DeSoto County, Mississippi and described as follows:**

**Commencing at the northeast corner of the southeast quarter of Section 19, Township 2 South, Range 8 West. Said point being in Fogg Road. Thence S 00° 25' 17" E – 1165.45' along Fogg Road to a point at the original northeast corner of the J. W. Pounders, Jr. 30 acre tract (Deed Book 142, Page 161). Thence S 89° 23' 12" W – 40' to an iron pin at a fence corner on the west right of way of Fogg Road. Said point being at the northwest corner of said 2.68 acres and the point of beginning. Thence S 00° 25' 17" E – 333.22' along the west right of way of Fogg Road to an iron pin at the southeast corner of said 2.68 acres. Thence S 89° 23' 12" W – 350.69' to an iron pin at the southwest corner of said 2.68 acres. Thence N 00° 25' 17" W – 333.22' to an iron pin at the northwest corner of said 2.68 acres and on the north line of the J. W. Pounders, Jr. 30 acre tract and a fence line. Thence N 89° 23' 12" E – 350.69' along the north line of the J. W. Pounders, Jr. 30 acre tract and a fence line to the point of beginning. Parcel being that property as recorded in Deed Book 266, Page 61 and Deed Book 481, Page 580, of the office of the Chancery Clerk of DeSoto County, Mississippi. Legal description as shown on survey by Jerry T. Stafford, RLS #2633, dated December 14, 2007, a copy of which is attached hereto as Exhibit A.**

THIS conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, mineral reservations, unrecorded servitudes and conveyances applicable to the above described property.

By way of explanation, Valeria A. Ponders acquired title to subject property as a tenant by the entirety with the right of survivorship and not as tenants in common with J. W. Ponders, Jr. by virtue of that Deed of Gift of record in Book 142, Page 661, in the office of the Chancery Clerk of DeSoto County, Mississippi. J. W. Ponders, Jr. subsequently conveyed 2.68 acres to Johnny Ray Ponders by virtue of deed of record in Book 266, Page 61, without joinder of Valeria A. Ponders. Said Warranty Deed in Book 266, Page 61 and subsequent Warranty Deed conveying subject property to John R. Ponders, Sr. and Susan R. Ponders as recorded in Book 481, Page 585, contained a defective legal description. J. W. Ponders, Jr. died 10 MAY 1999, a copy of his death certificate is on record with the Mississippi Bureau of Vital Statistics.

Therefore, Valeria A. Ponders is executing this Quitclaim Deed to correct the legal description contained in the deeds of record in Book 266, Page 61 and Book 481, Page 585 and to convey any and all interest she may have in the property as the surviving tenant by the entirety.

WITNESS MY SIGNATURE, on this 11<sup>th</sup> day of Dec, 2007.

Valeria A Ponders (SEAL)  
Valeria A. Ponders

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named Valeria A. Ponders who acknowledged to me that she signed and delivered the above and foregoing instrument on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 11<sup>th</sup> day of December, 2007.



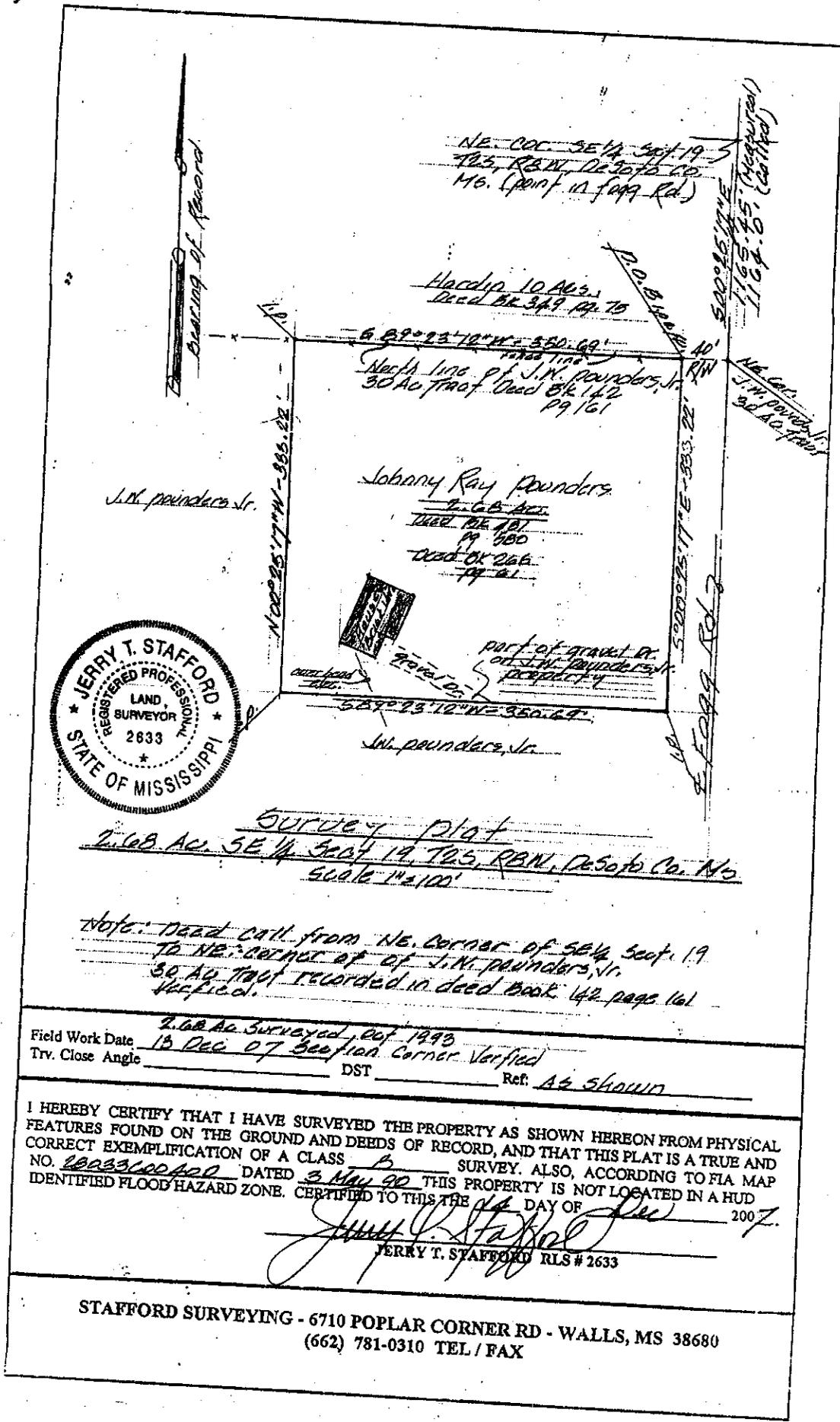
Sheryl Nichols  
Notary Public

GRANTOR: 1290 Fogg Road N.  
Nesbit, MS 38651

GRANTEE 1290 Fogg Rd. N.  
Nesbit, MS 38651

Home: 662-429-4017  
Work: N/A

662-429-4017  
N/A



Johany Ray Founders  
 2.68 Ac.  
 Deed BK 181  
 pg 150  
 Deed BK 206  
 pg 21

Survey Plat  
 2.68 Ac. SE 1/4 Sect 19, T2S, R2W, DeSoto Co. Ms  
 Scale 1"=100'

Note: Dead call from NE corner of SE 1/4 Sect 19  
 to NE corner of J.M. Founders, Jr.  
 30 Ac. tract recorded in deed book 142 page 161  
 verified.

Field Work Date 2.68 Ac Surveyed, Oct 1993  
 Trv. Close Angle 13 Dec 07 Section Corner Verified DST \_\_\_\_\_ Ref: As shown

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON FROM PHYSICAL FEATURES FOUND ON THE GROUND AND DEEDS OF RECORD, AND THAT THIS PLAT IS A TRUE AND CORRECT EXEMPLIFICATION OF A CLASS B SURVEY. ALSO, ACCORDING TO FIA MAP NO. 2003300000 DATED 3 May 90 THIS PROPERTY IS NOT LOCATED IN A HUD IDENTIFIED FLOOD HAZARD ZONE. CERTIFIED TO THIS THE 14 DAY OF Dec 2007.

*Jerry T. Stafford*  
 JERRY T. STAFFORD RLS # 2633

STAFFORD SURVEYING - 6710 POPLAR CORNER RD - WALLS, MS 38680  
 (662) 781-0310 TEL / FAX