

**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 # 08-1139**

Indexing Instructions: Lot 129, Sec C, Plum Point Villages  
Southaven, De Soto 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, **The Hugh Evins Wardlaw, Jr. Revocable Trust and The Lorene Ely Wardlaw Revocable Trust** do hereby sell, convey and warrant unto **David Vincent and Jessica Vincent, 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 De Soto, State of Mississippi, more particularly described as follows, to-wit:

**Lot 129, Section C, PLUM POINT VILLAGES SUBDIVISION, in Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 27, Page 52, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel #                    2073-0604.0-00129.00**

**Property Address:    5422 Peach Trail, Southaven, MS 38671**

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 grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

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.

WITNESS OUR SIGNATURES, on this 1st day of August, 2008.

**THE HUGH EVINS WARDLAW, JR. REVOCABLE TRUST**

By: Hugh Evins Wardlaw, Jr. <sup>Trustee</sup> (SEAL)  
Hugh Evins Wardlaw, Jr., Trustee

**THE LORENE ELY WARDLAW REVOCABLE TRUST**

By: Lorene Ely Wardlaw, <sup>Trustee</sup> (SEAL)  
Lorene Ely Wardlaw, Trustee

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Hugh Evins Wardlaw, Jr.**, who acknowledged that he is Trustee of The Hugh Evins Wardlaw, Jr. Revocable Trust and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 1st day of August, 2008.



*[Handwritten Signature]*

Notary Public

(SEAL)

My Commission Expires:

STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Lorene Ely Wardlaw**, who acknowledged that she is Trustee of The Lorene Ely Wardlaw Revocable Trust and that in said representative capacity she executed

the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 1st day of August, 2008.



(SEAL)

My Commission Expires:

*[Handwritten Signature]*  
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 Notary Public

**GRANTORS:**

The Hugh Evins Wardlaw, Jr. Revocable  
 Trust and The Lorene Ely Wardlaw  
 Revocable Trust  
 3535 Kirby Rd 6419 J.E.W.  
 Memphis, TN 38115 9231

HOME: 901-366-~~3321~~  
 WORK:

**GRANTEES**

David Vincent and Jessica Vincent  
 5422 Peach Trail  
 Southaven, MS 38671

HOME: (901) 493-4827  
 WORK: (662) 890-8760