

8/06/08 2:15:20
BK 590 PG 780
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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 # 08-1146

Indexing Instructions: Lot 6, Forest Meadows Subdivision
Hernando, 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, **Joseph Alvin Brown and Ronda L. Brown, who joins in this conveyance for the purpose of conveying any homestead, or other marital rights, she may have in and to subject property by virtue of her marriage to Joseph Alvin Brown, do hereby sell, convey and warrant unto Robert R. Simmons and Kathaleen S. Simmons, 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 6, FOREST MEADOWS SUBDIVISION, in Section 8, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 67, Page 13, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 3073-0805.0-00006.00

Property Address: 1879 Jaybird Road, Hernando, MS 38632

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 him.

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.

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WITNESS MY SIGNATURE, on this 31st day of July, 2008.

Joseph Alvin Brown (SEAL)
Joseph Alvin Brown

Ronda L. Brown (SEAL)
Ronda L. Brown

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 **Joseph Alvin Brown and Ronda L. Brown** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 31st day of July, 2008.



Sherrri T. Davis
Notary Public

(S E A L)

My Commission Expires

GRANTOR:
Joseph Alvin Brown and Ronda L. Brown
3451 Glenwood Dr.
Nesbit, MS 38651
HOME: N/A
WORK: 901-359-5052

GRANTEES
Robert R. Simmons and Kathaleen S. Simmons
1879 Jaybird Road
Hernando, MS 38632
HOME: 662-298-4964
WORK: 254-258-8932