

After recording, return to:
FNF Title Svs. LLC
6880 Cobblestone Blvd, Ste 2
Southaven, MS 38672
(662) 892-6536
File # S 15559

Prepared by/Return to:
Sparkman-Zummach, P.C.
Attorneys at Law
Post Office Box 266
Southaven, MS 38671-0266
662-349-6900
FILE # : 080407

8/19/08 10:21:12 SS
BK 591 PG 561
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Albert Dewitt Felts, Jr., Et Ux,

GRANTOR,

to:

WARRANTY DEED

Jan E. Sprinkle, Et Ux

GRANTEE.

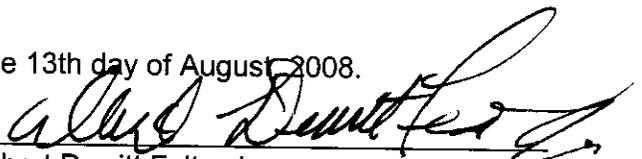
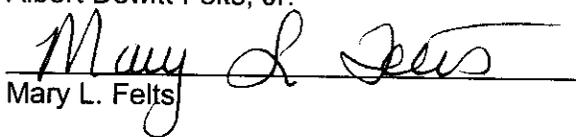
FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged, Grantor, Albert Dewitt Felts, Jr. Wife, and Mary L. Felts, does hereby sell, convey and warrant unto Grantee, Jan E. Sprinkle and wife, Janet R. Sprinkle, as tenants by the entirety with full rights of survivorship and not as tenants in common, all of my right, title and interest in the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Lot 104, Cedar Crest Estates, Third Addition, situated in Section 10, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 56, Pages 22-23 in the office of the Chancery Clerk of Desoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record including, but not limited to, Deed Book 316, Page 149 and Deed Book 313, Page 309, which are of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year are to be paid by Grantee and possession is to be given August 16, 2008.

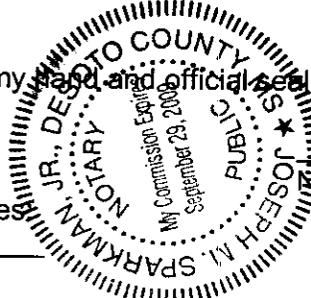
WITNESS the signature of the Grantor, this the 13th day of August, 2008.

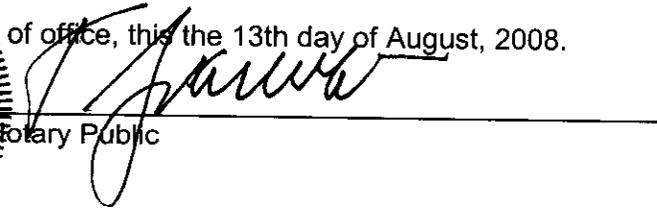

Albert Dewitt Felts, Jr.

Mary L. Felts

State of Mississippi
County of DeSoto

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Albert Dewitt Felts, Jr. and Mary L. Felts, who acknowledge that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 13th day of August, 2008.




Notary Public

My commission expires _____

Grantor Address: 132 Ridge Farm Drive, Saltillo, MS 38866
Grantor Telephone Number: Home- 662-523-0048 Work- N/A
Grantee Address: 4883 Paige Drive Olive Branch, Mississippi 38654
Grantee Telephone Number: Home-662-893-8705 Work- N/A