

★ **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 # 08-1175**

Indexing Instructions: Lot 72, Phase B, Dawkins Farm Subd  
Olive Branch, 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, **Southern Oaks Homes, LLC**, a Mississippi limited liability company does hereby sell, convey and warrant unto **Kirby R. Pirtle and Wendy G. Pirtle, 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 72, Phase "B", DAWKINS FARM SUBDIVISION, in Section 9, Township 2 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 105, Pages 34-35, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel # 2062-0909.0-00072.00**

**Property Address: 8104 Bella Donna Circle, Olive Branch, MS 38654**

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 it.

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.

The Grantor herein further warrants that subject property constitutes no part of his homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 18th day of September, 2008.

SOUTHERN OAKS HOMES, LLC

By: Joe C. Albritton (SEAL)  
Joe C. Albritton, Member

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 Joe C. Albritton, who acknowledged that he is a Member of Southern Oaks Homes, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 18th day of September, 2008.

[Signature]

Notary Public



(SEAL)

My Commission Expires:

GRANTOR:  
Southern Oaks Homes, LLC  
10144 Leacy  
Olive Branch, MS 38654

HOME: N/A  
WORK: 901-461-7802

GRANTEES  
Kirby R. Pirtle and Wendy G. Pirtle  
8104 Bella Donna Circle  
OLIVE BRANCH MS 38654

HOME: 662-893-4960  
WORK: 901-323-1701