

Prepared By &
Return to:

10/30/08 11:05:49
BK 596 PG 609
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

REALTY TITLE



6397 Goodman Rd, Suite 112
Olive Branch, MS 38654
(662)893-8077 / (662)893-8188 (fax)
File No. 08080418

WARRANTY DEED

Joseph L. Perry and Sarah S. Perry

- Grantor(s)

Robert J. Johnston and Abigail J. Johnston

- Grantee(s)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Joseph L. Perry and Sarah S. Perry do hereby sell, convey and warrant unto Robert J. Johnston and Abigail J. Johnston, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

See Attached Exhibit A

A copy of the survey will be attached to and recorded with this conveyance.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

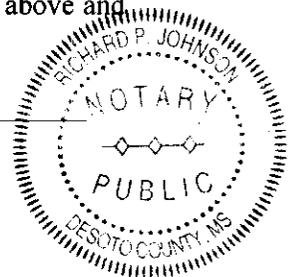
WITNESS our signature this 22nd day of October, 2008.

Joseph L. Perry
Joseph L. Perry
Sarah S. Perry
Sarah S. Perry

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of October, 2008, within my jurisdiction, the within named Joseph L. Perry and Sarah S. Perry, who acknowledged that they executed the above and foregoing instrument.

Richard P. Johnson
(Notary Public)



My commission expires:
8-17-09

Grantors' Address:
12330 E. 126th St. S.
Brookwood, OK 74011
H- 918-527-9970
W- n/a

Grantees' Address:
8620 STEWART TRAIL
HEENAWOOD, MS 38632
H- 901-692-0409
W- n/a

Exhibit A

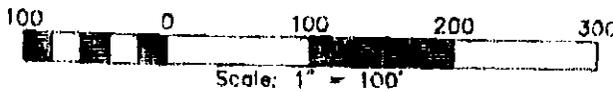
Property is located in the Southeast quarter of Section 33, Township 3 South, Range 6 West, DeSoto County, Mississippi, referred to as Lot 17-A, Sheltolee West Subdivision (unrecorded), and more particularly described as follows:

Beginning at an iron bar found in the northerly boundary of Sheltolee Trail, said bar being S/E Corner of the herein described parcel, and said bar being 1490.85 feet North of and 2181.74 feet West of the S/E Corner of said Section 33; then run South 89 Degrees 07 Minutes 09 Seconds West along said northerly boundary, for 165.13 feet to an iron bar; then leaving said northerly boundary, run North 09 Degrees, 01 Minutes, 53 Seconds West for 327.42 feet to an iron bar; then run North 12 Degrees, 37 Minutes, 28 Seconds East for 299.49 feet to an iron bar; then run North 89 Degrees, 19 Minutes, 34 Seconds East for 142.61 feet to an iron bar; then run South 00 Degrees, 47 Minutes, 16 Seconds East for 614.80 feet to the POINT OF BEGINNING.

A copy of the survey will be attached to and recorded with this conveyance.

The Restrictive Covenants for Sheltolee West Subdivision, Section A, in Section 33, Township 3 South, Range 6 West, DeSoto County, Mississippi, will apply to the above described lot and will be enforced by the Grantors as provided in the Covenance.

AUGUST 28, 2002
CLASS "C" SURVEY



ALL BEARINGS DETERMINED
BY RECORD*

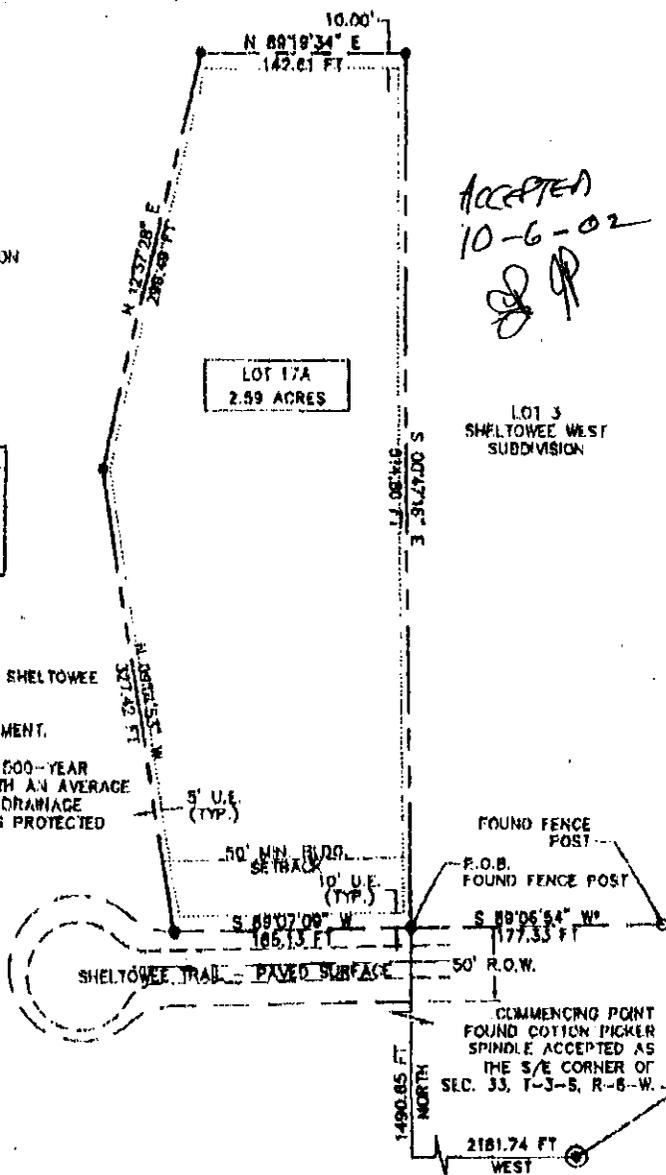
*RECORD BEARING FROM
FOUND FENCE POSTS
ALONG FRONT OF LOT 3,
SHELTOREE WEST SUBDIVISION

REFERENCE MATERIAL
DEED BOOK 213, PAGE 864
DEED BOOK 214, PAGE 483
DEED BOOK 288, PAGE 678
DEED BOOK 284, PAGE 288
DEED BOOK 274, PAGE 215

| LEGEND | |
|-------------------|---------|
| SET 1/2" IRON BAR | ⊙ |
| PROPERTY LINE | — |
| BUILDING SETBACK | - - - - |
| UTILITY EASEMENT | ⋯⋯⋯ |
| RIGHT-OF-WAY | ⋯⋯⋯ |

GENERAL NOTES:

1. SUBJECT TO RESTRICTIVE COVENANT OF SHELTOREE WEST SUBDIVISION.
2. ALL LOTS SUBJECT TO 10' UTILITY EASEMENT.
3. LOT IS LOCATED IN ZONE X. AREAS OF 600-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO MAP 28033C.0180.E DATED JUNE 19, 1997



LOT 17A

A parcel of land, containing 2.99 acres, located in the S/E 1/4 of Section 33, Township 3 South, Range 6 West, Deato County, Mississippi, and described more particularly as follows:

Beginning at an iron bar at the found in the northerly boundary of Sheltowee Trail, said bar being the S/E Corner of the herein described parcel, and said bar being 1490.85 feet North of and 2181.74 feet West of the S/E Corner of said Section 33; then run South 89 Degrees 07 Minutes 09 Seconds West, along said northerly boundary, for 165.13 feet to an iron bar; then leaving said northerly boundary, run North 09 Degrees 01 Minutes 53 Seconds West for 327.42 feet to an iron bar; then run North 12 Degrees 37 Minutes 28 Seconds East for 299.49 feet to an iron bar; then run North 09 Degrees 19 Minutes 34 Seconds East for 142.61 feet to an iron bar; then run South 00 Degrees 47 Minutes 16 Seconds East for 814.80 feet to the POINT OF BEGINNING.

| | | |
|---|------------------------|---|
| <p>LOT 17A SURVEY FOR WALTER HOPPER, III PART OF THE S/E 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 6 WEST, DESO TO COUNTY, MISSISSIPPI</p> | DATE: 10-2-02 | <p>GREENWOOD ENGINEERING, LLC KELLY GREENWOOD P.E., P.L.S. CONSULTING ENGINEERING & SURVEYING P.O. BOX 4, CHARLSTON, MS. 38921 Telephone: (662) 847-3843 Fax: (662) 847-0011</p> |
| | SCALE: 1" = 100' | |
| | DRAWN BY: THH | |
| | DATE APPROVED: 10/2/02 | |