

Warranty Deed

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

10531
187

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **LORI LYNN BEAUCHAMP n/k/a LORI LYNN PORTER, joined by her husband, LEONARD DUANE PORTER** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **LEONARD DUANE PORTER AND LORI LYNN PORTER** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Southaven, De Soto County, Mississippi, to-wit:

Lot 12, Section A, Wildwood West Subdivision, in Section 4, Township 2 South, Range 7 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 25, Pages 23-24, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Southaven, De Soto County, Mississippi. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights; and specifically the following exceptions:

1. **Reservations, restrictions, easements and notes as shown on plat of record in Plat Book 25, Pages 23-24.**
2. **Sewer easement by instrument recorded February 7, 2003 in Book 437, Page 443.**

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 6th day of November, 2008.

Lori Lynn Beauchamp n/k/a Lori Lynn Porter
Lori Lynn Beauchamp n/k/a Lori Lynn Porter

Leonard Duane Porter {L.S.}
Leonard Duane Porter

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

I, the undersigned notary public, in and for said county and state, hereby certify that **Lori Lynn Beauchamp n/k/a Lori Lynn Porter and Leonard Duane Porter**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of November, 2008.

D M Helmick II
Notary Public
My commission expires _____



Grantor and
GRANTEES' MAILING ADDRESS:

5195 Wildwood Drive
Southaven, MS 38671
662-404-4504

THIS INSTRUMENT PREPARED BY:

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File # 10531