

Prepared by and return to:  
Hugh H. Armistead, Attorney  
6515 Goodman Road, Suite 3  
Olive Branch, MS 38654  
(662) 895-4844

**KEDS, LLC,  
A Mississippi Limited Liability Company,**

**GRANTOR,**

**TO**

**WARRANTY DEED**

**ELAINE D. SHINAULT, ET VIR,**

**GRANTEES**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **KEDS, LLC, a Mississippi Limited Liability Company,** does hereby sell, convey and warrant unto **ELAINE D. SHINAULT and husband, W. SIDNEY SHINAULT, JR.,** as tenants by the entirety with full rights of survivorship, and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

**3.09 acres, more or less, situated in the Northwest and Northeast Quarters of the Southeast Quarter of Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi,** and being more particularly described in Exhibit "A" attached hereto and made a part hereof as if fully copied herein.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Taxes for the current year are to be paid by the Grantor, and possession is to take place upon delivery of this deed.

WITNESS THE AUTHORIZED SIGNATURE OF THE GRANTOR, this the 4 day of December, 2008.

**KEDS, LLC,  
A Mississippi Limited Liability Company**

BY: W. E. Davis, Member  
**W. E. DAVIS, Member**

*Sluggo*

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4 day of **December, 2008**, within my jurisdiction, the within named **W. E. DAVIS**, who acknowledged that he is **Member of KEDS, 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 so to do.

My Commission Expires



*Misty T. Heffner*  
NOTARY PUBLIC

Grantor's Address: 2406 Holly Springs Road, Hernando, MS 38632  
Home # (662) 429-9781; Work # (662) 429-1318

Grantees' Address: 8523 Pleasant Hill Road, Olive Branch, MS 38654  
Home # (662) 895-2182; Work # Same

# EXHIBIT A

EK 598 PG 704

## SHINAULT 3.09 ACRES TRACT

LOCATED IN PART OF NW AND NE QUARTER OF THE SE QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 WEST. LOCATED IN SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 WEST COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 7 WEST OF DESOTO COUNTY, MISSISSIPPI, THENCE NORTH ALONG THE CENTERLINE OF MALONE ROAD A DISTANCE OF 1850.00 FEET TO A POINT; THENCE N 89°44'31" E A DISTANCE OF 83.00 FEET TO A POINT; THENCE N 89°44'31" E A DISTANCE OF 503.30 TO A POINT; THENCE N 89°38'00" E A DISTANCE OF 508.18 TO A POINT; THENCE N 88°31'11" E A DISTANCE OF 49.91 TO A POINT; THENCE N 89°43'47" E A DISTANCE OF 495.01 TO A POINT; THENCE N 89°46'32" E A DISTANCE OF 545.88 TO A POINT; THENCE N 89°31'09" E A DISTANCE OF 495.80 TO A POINT; THENCE S 12°16'49" E A DISTANCE OF 17.36 TO A POINT; THENCE S 89°36'02" E A DISTANCE OF 305.76 TO A POINT; THENCE S 89°56'14" E A DISTANCE OF 356.05 TO A POINT, THENCE N 89°49'52" E A DISTANCE OF 1637.04 TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS 3.09 ACRE TRACT; THENCE NORTH 00°03'45" EAST A DISTANCE OF 314.75 TO A POINT; THENCE NORTH 89°49'52" EAST A DISTANCE OF 425.59 TO A POINT; THENCE SOUTH 00°16'43" EAST A DISTANCE OF 26.12 TO A POINT; THENCE SOUTH 00°36'30" EAST A DISTANCE OF 289.64 TO A POINT; THENCE SOUTH 89°49'52" WEST A DISTANCE OF 429.12 TO THE POINT OF BEGINNING; CONTAINING 3.09 ACRES OR 134486.94 SQUARE FEET MORE OR LESS. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OF RECORD AND SUBDIVISION REGULATIONS IN EFFECT FOR THE CITY OF OLIVE BRANCH.  
3.09 ACRES TO 25' RW FROM C.L. ROAD + 0.18 ACRES IN RW = 3.27 TOTAL ACREAGE