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Prepared By and After Recording Return to:
LAW OFFICE OF SHANNON H. WILLIAMS, P.C.
5960 GETWELL ROAD, STE 212B
SOUTHAVEN, MS 38672
PHONE: 662-895-9000 * FAX: 662-895-6000
FILE NO: RE08-347

WARRANTY DEED
(Fiduciary)

KNOW ALL MEN BY THESE PRESENTS THAT:

MARY E. BROOKS, as **ADMINISTRATRIX** of the **ESTATE OF RALPH H. BABB*, DECEASED**, by the power conferred by the laws of the State of Mississippi, and every other power, for valuable consideration paid, does hereby convey and warrant, with fiduciary covenants, unto **DONALD A. DODGE** and **CATHY A. DODGE, Husband and Wife**, as **joint tenants with rights of survivorship and not as tenants in common**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of DESOTO, State of Mississippi, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

*BY WAY OF EXPLANATION, Ralph H. Babb having passed this life on the 17th day of June, 2008. Mary E. Brooks, as Administratrix of the Estate of Ralph H. Babb pursuant to order filed on 17th December, 2008 as Cause No. 08-07-1605 in M Book 494, Page 51 in the Chancery Clerk's Office of DeSoto County, Mississippi.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee(s), and unto Grantee(s) heirs and assigns forever, with all appurtenances thereunto belonging.

BABB (BROOKS) to DODGE * RE08-347

AND Grantor does for Grantor in Grantor's capacity as ADMINISTRATRIX covenant with the said grantee(s), their heirs, personal representatives and assigns, that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, in Grantor's representative capacity, shall warrant and defend the same to the said grantee(s), their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

Taxes for tax year 2008 shall be prorated between Grantor(s) and Grantee(s) as of the date selected by Grantor and Grantee, or paid by Grantee(s), or paid by Grantor(s).

If the Grantee(s) are Husband and Wife, then also TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship and not as tenants in common, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

**NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES
THE HOMESTEAD OF THE GRANTOR OR THE GRANTOR'S SPOUSE.**

In Witness Whereof, the said **MARY E. BROOKS**, as **ADMINISTRATRIX**, has hereunto set her hand this 31ST day of December, 2008.

MARY E. BROOKS, ADMINISTRATRIX OF
THE ESTATE OF RALPH H. BABB,
DECEASEDD

Mary E Brooks Administratrix
Signature

MARY E. BROOKS, ADMINISTRATRIX
Type or Print Name

State of Mississippi

County of DeSoto

Personally appeared before me, the undersigned authority in and for said county and state, on this 31st day of December, 2008, within my jurisdiction, the within named **Mary E. Brooks, Administratrix of the Estate of Ralph H. Babb, Deceased**, who acknowledged that she executed the above and foregoing instrument.

CRIS O MCCAMMON
Notary Public

My commission expires: 07/29/2011

CRIS O MCCAMMON
Type or Print Name



Grantor(s) Name, Address and phone:

MARY E BROOKS
631 Woodsmoke Dr
Southaven, MS 38671
(901) 356-1152
N/A

Grantee(s) Name, Address and Phone:

Donald A + Cathy A Dodge
401 Vinson Road
HERNANDO MS 38632
662 429 5401
N/A

EXHIBIT A

TRACT I

Lot 1, Second Revision, Vinson Subdivision, Section "D", situated in Section 30, Township 3 South, Range 7 West, DeSoto County, Mississippi, as shown on the plat of record in Plat Book 23, page 47, in the Chancery Court Clerk's office, DeSoto County, Mississippi.

TRACT II

2.0 acres in the northwest quarter of Section 30, Township 3, Range 7 West, DeSoto County, Mississippi, more particularly described as follows: BEGINNING at a point located 1345.36 feet south and 1607.50 feet east of the northwest corner of Section 30, Township 3 South, Range 7 West and at the center of Vinson Road, said point being the point of beginning; thence north 84 deg. 30 min. East 208.71 feet to a point at the center of Vinson Road; thence South 5 deg. 30 min. East 417.42 feet to an iron pin; thence South 84 deg. 30 min. West 208.71 feet to an iron pin; thence North 5 deg. 30 min. West 417.42 feet to the point of beginning, said parcel containing 2.0 acres. Being the same land conveyed to the Grantors herein by Warranty Deed of record in Deed Book 105, at page 243, in the office of the Chancery Clerk of DeSoto County, Mississippi. Contains 2.0 acres more or less.

TRACT III

10.87 acres (473,290.71 s.f.) being part of the southwest quarter of the northwest quarter of section 30, township 3 south, range 7 west, DeSoto County, Mississippi, and described as follows:

Beginning at the intersection of the center lines of Vinson Road and State Highway 51, point being the commonly accepted northwest corner of the southwest quarter of the northwest quarter of section 30. Thence S 03°05'24"E-437.48' along the center line of State Highway 51 to a point. Thence N 85°23'24"E-50.0' to a iron pin on the east right of way of State Highway 51, and the southwest corner of lot no. 1 of Vinson Subdivision. Said point being the point of beginning of 10.87 acre parcel. Thence N 85°23'24"E-625.44' along the south line of said lot to a one inch iron pipe at the southwest corner of a 5.0 acre lot of Vinson Subdivision. Thence N 86°24'14"E-518.09' along the south line of said lot to a one inch pipe at the southeast corner of said lot. Thence N 86°44'59"E-417.95' to a wood hub at the southwest corner of a 2.0 acre lot of Vinson Subdivision. Thence N 85°59'36"E-209.61' along the south line of said lot to a one inch iron rod at the southeast corner of said lot. Thence S 04°00'24"E-50.0' to a 3/8" rebar. Thence S 85°59'36"W-449.28' to a 3/8" rebar. Thence S 44°22'28"W-470.52' to a 3/8" rebar. Thence S 03°39'55"E-112.69' to a 3/8" rebar. Thence S 86°20'05"W-364.83' to a 1/2" rebar at the northeast corner of lot no. 4 of Vinson Subdivision Third Addition. Thence S 84°38'25"W-228.54' along the north line of said lot no.4 to a 1/2" rebar at the northwest corner of said lot no.4 and in the east line of Vinson Subdivision First Addition. Thence N 03°59'W-220.51' along the east line of said subdivision to 1/2" rebar at the northeast corner of lot no. 2 of said subdivision. Thence N 86°13'39"W-382.95' along the north line of lot no. 2 of Vinson Subdivision First Addition to a 3/8" rebar on the east right of way of State Highway 51. Thence N 03°05'24"W-208.75' along said right of way to the point of beginning. Parcel containing 10.87 acres (473,290.71 s.f.) and being part of that property as recorded in deed book 39 page 208 of the office of Chancery Clerk, DeSoto County courthouse, Mississippi and as more fully described on the survey of I.R. Jenkins Land Surveyer dated February 3, 1994 attached hereto and incorporated herein by reference.

Contains 10.87 acres, more or less.

EXHIBIT A - CONTINUED

LESS AND EXCEPT

8.00 acres of land being a portion of the southwest quarter of the northwest quarter of section 30, Township 3 South, Range 7 West, DeSoto County, Mississippi, being more particularly described by metes and bounds as follows:

Commencing at a point being the intersection of the centerlines of Vinson Road and Mississippi State Highway 51, said point being the commonly accepted as the northwest corner of the southwest quarter of the northwest quarter of Section 30, DeSoto County, Mississippi; thence southerly along the said centerline of Mississippi State Highway 51, south 02 degrees 50'00" east a distance of 437.48 feet to a point; thence easterly departing from said centerline north 87 degrees 10'00" east a distance of 437.48 feet to a point; thence easterly departing from said centerline north 87 degrees 10'00" east a distance of 50.00 feet to a point in the east right of way line of said Mississippi State Highway 51 (100.00 foot right of way) said point the true point of beginning, (set 1/2" iron pin); thence easterly along the south property line of the F.E. Bennett property (128-13) and the south property line of the B.E. Work property (73-381), north 85 degrees 23'24" east a distance of 625.23 feet to a point (set 1/2" iron pin); thence easterly along a portion of the south property line of the J.A. Wilbanks property (134-289), north 85 degrees 24'14" east a distance of 290.87 feet to a point (set 1/2" iron pin); thence southerly along a line being parallel to said Mississippi State Highway 51, south 02 degrees 50'00" east a distance of 482.32 feet to a point on the most westerly north property line of the Stanford Vinson property (39-208); thence westerly along said most westerly north property line of the said Stanford Vinson property and the north property line of the J. Pope property (208-361), south 85 degrees 58'49" west a distance of 301.80 feet to a point (found 3/8" iron pin); thence westerly along the north property line of the H. A. Heustess property (196-313) south 85 degrees 10'47" west a distance of 228.66 feet to a point (found 3/8" iron pin) said point being the northeast corner of the D. Swanson property (245-89) and the southeast property corner of the H.L. Jackson, Jr., property (245-85); thence northerly along the east property line of the said H.L. Jackson, Jr. property north 03 degrees 59' 00" west a distance of 220.51 feet to a point (set 1/2" iron pin); thence westerly along the north property line of the said H.L. Jackson, Jr., property north 85 degrees 13'39" west a distance of 383.62 feet to a point, (set 1/2" iron pin), said point being on the said east right of way line of Mississippi State Highway 51; thence northerly along said east right of way line north 02 degrees 50'00" west a distance of 208.64 feet to the true point of beginning. Said described property containing 8.00 acres or 348,480 square feet, more or less.

Total acreage this conveyance is 6.50 acres, more or less based on Tax Receipts for Parcel 3079-3001.0-00001.00 (1.50 acres) and Parcel 3079-3000.0-00020.00 (5.00 acres)

This property more commonly known as: 401 Vinson Road,
Hernando, MS 38632.