

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of ONE HUNDRED THIRTY ONE THOUSAND FIFTY

----- and-- n/100 Dollars

(\$ 131,050.00) the receipt and sufficiency of which is hereby acknowledged,

I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi
Transportation Commission the following described land:

INDEXING INSTRUCTIONS: SE 1/4 of the SE 1/4 of Section 33,
Township 1 South, Range 6 West,
Desoto County, Mississippi.

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD83(93), grid values, using a scale factor of 0.99996213 and a delta-alpha angle of positive (+) 00 degrees 17 minutes 17.68 seconds as determined specifically for Mississippi State Highway No. 305 project, more specifically identified as Mississippi Department of Transportation Project Number FAP NO. STP-0031-02(001) (101427/201000). It is the intent of this description to describe that portion of the Grantor's property lying between the existing right-of-way line of Mississippi State Highway No. 305 and the proposed right-of-way line as defined by said Mississippi Department of Transportation Project

Commencing at a PK Nail found marking the Southeast corner of Section 33, Township 1 South, Range 6 West, Desoto County, Mississippi, thence run North 01 degrees 52 minutes 21 seconds West for 839.55 feet to the Point of Beginning of the tract of land herein described, said point being 41.42 feet left of and perpendicular to Highway Station 712+77.17 of said project

MDOT

From said Point of Beginning:

- thence run South 89 degrees 37 minutes 20 seconds West along the Grantor's property line for 18.54 feet to a point on the West proposed right-of-way line of said project;
- thence run North 00 degrees 13 minutes 52 seconds West along the West proposed right-of-way line of said project for 83.64 feet to a point on the Grantor's North property line;
- thence run North 88 degrees 41 minutes 04 seconds East along the Grantor's North property line for 18.34 feet to a point on the West right-of-way line of Mississippi State Highway No. 305;
- thence run South 00 degrees 22 minutes 06 seconds East along the West right-of-way line of Mississippi State Highway No. 305 for 83.94 feet to the point of beginning.

The above described parcel of land contains 1545 square feet, more or less, and is situated in the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 1 South, Range 6 West, Desoto County, Mississippi.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

SCD
JRJ
EWine

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signatures the 25th day of November A.D., 2008

<p><u>Scottie C. Davidson</u> <u>Scottie C. Davidson, secretary</u> <u>witness: Sharon Vines</u></p>	<p>M.S.F.O. Shoppe, Inc. a Mississippi Corporation <u>Jan R. Johnson</u> <u>Jan R. Johnson</u> Title: <u>President</u></p>
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Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone: 601-359-7512
Account No. FAP NO. STP-0031-02(001)

Grantor Address:
MSFO Shoppe, Inc.
c/o Jan R. Johnson
P.O. Box 727
Olive Branch, Mississippi 38654-0727
Phone: 662-895-4050
Business No. NA

Handwritten signatures:
SD
JRJ
SV

MSFO Shoppe, Inc.
101427/201000
005-1-00-W
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In the case of proof of execution of the instrument made by a subscribing witness:

STATE OF MISSISSIPPI

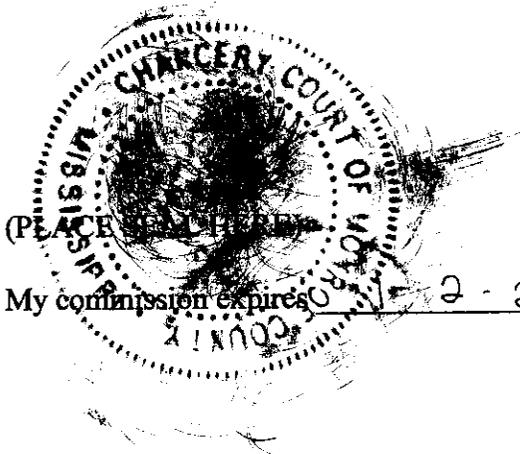
County of Monroe

Personally appeared before me, the undersigned authority, Sharon Vines, one of the subscribing witnesses to the foregoing instrument, who being first duly sworn, deposeth and saith that he/she saw the within named Jan R. Johnson, President of M.S.F.O. Shoppe, Inc., A Mississippi Corporation, and Scottye C. Davidson, Secretary Treasurer of M.S.F.O. Shoppe, Inc., A Mississippi Corporation, who executed the above and foregoing instrument, after first having been duly authorized so to do, whose name(s) are subscribed hereto, sign and deliver the same to the said Mississippi Transportation Commission, a body corporate by statute, that he/she, this affiant, subscribed his/her name as witness thereto in the presence of the Jan R. Johnson, President of M.S.F.O. Shoppe, Inc., A Mississippi Corporation and Scottye C. Davidson, Secretary Treasurer of M.S.F.O. Shoppe, Inc. on the day and year therein mentioned.

Sharon Vines
Affiant

Sworn to and subscribed before me this the 25th day of, November A.D., 2008,

Rennie Boorer
By: Valerie Whaley, DC



My commission expires 2 - 2012

Project No. STP-0031-02(003)
Parcel No. 005-1-00-W
County: DeSoto

Corporate
RESOLUTION AND ORDER

Whereas, at a special meeting of the Board of Directors of this Corporation duly held on 1st day of June, 2008, the board duly passed a resolution authorizing the sale, conveyance, and transfer of certain property to the Mississippi Transportation Commission for the sum of \$131,050.00.

Be it resolved that Jan R. Johnson and
Scottye C. Davidson

~~is~~are hereby authorized, empowered and directed to execute and deliver unto the Mississippi Transportation Commission a **Warranty Deed** to 1545 square feet of land as described above.

That the principal terms of the transaction and the nature and amount of the consideration, and the resolution of the board of directors hereinabove set forth, be and the same hereby are approved by the stockholders of this corporation as set forth by its charter, said approval is recorded in Corporation Minute Book _____ at Page _____.

ATTEST: _____

By: Scottye C. Davidson
Secretary

Jan R. Johnson
~~Chairman of Board~~ President

M.S.F.O. Shoppe, Inc.
Name of corporation
Address:
P. O. Box 727
8920 Mid South Drive
Olive Branch, Mississippi 38654
Phone: (662)895-4050

