

WARRANTY DEED

STATE OF MISSISSIPPI

COUNTY OF PANOLA

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **FOWLER TRUST, L.P.**, a Mississippi Limited Partnership, does hereby grant, bargain, sell, convey and warrant to **HAL D. CRENSHAW IRREVOCABLE TRUST FOR WENDY BURGIN CRENSHAW** a one-third (1/3) undivided interest, and to **HAL D. CRENSHAW IRREVOCABLE TRUST FOR ELEANOR DAVISON CRENSHAW** a one-third (1/3) undivided interest, and to **HAL D. CRENSHAW IRREVOCABLE TRUST FOR LUCIA LAWRENCE CRENSHAW** a one-third (1/3) undivided interest, in and to the following described real property lying and being situated in DeSoto County, Mississippi, to-wit:

A 53.89, more or less, acre tract of land being located in the Northwest Quarter, the Southwest Quarter and the Southeast Quarter of Section 11, Township 2 South, Range 8 West of the Chickasaw Meridian, DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at the Northwest corner of Section 11, Township 2 South, Range 8 West of the Chickasaw Meridian; thence South 15 degrees 21 minutes 46 seconds East, a distance of 2723.65 feet to a 1/2 inch metal pipe set in the East line of Illinois Central Gulf Railroad (Deed Book 97, Page 582), said metal pipe being the true point of beginning of the herein described tract; thence South 86degrees 45 minutes 45 seconds East, a distance of 465.19 feet to a 1/2 inch metal pipe set; thence North 19 degrees 47 minutes 32 seconds East, a distance of 41.25 feet to a 1/2 inch metal pipe set; thence a curve to the left with the following attributes: a delta angle of 16 degrees 33 minutes 19 seconds, a radius of 75.00 feet, an arc length of 21.67 feet, a chord bearing of North 11 degrees 30 minutes 54 seconds East, and a chord length of 21.60 feet to a 1/2 inch metal pipe set; thence North 03 degrees 14 minutes 13 seconds East, a distance of 471.92 feet to a 1/2 inch metal pipe set; thence a curve to the right with the following attributes: a delta angle of 11 degrees 14 minutes 32 seconds, a radius of

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50.00 feet, an arc length of 9.81 feet, a chord bearing of North 08 degrees 51 minutes 27 seconds East, and a chord length of 9.79 feet to a ½ inch metal pipe set; thence North 14 degrees 28 minutes 46 seconds East, a distance of 129.78 feet to a ½ inch metal pipe set; thence a curve to the left with the following attributes: a delta angle of 85 degrees 01 minutes 55 seconds, a radius of 25.00 feet, an arc length of 37.10 feet, a chord bearing of North 28 degrees 02 minutes 14 seconds West, and a chord length of 33.79 feet to a ½ inch metal pipe set in the South right of way line of Alden Lake Drive East (50 feet right of way) (Plat Book 53, Page 38); thence, along said right of way line, South 70 degrees 33 minutes 14 seconds East, a distance of 35.20 feet to a ½ inch metal pipe set; thence, continuing along said right of way line, a curve to the left with the following attributes: a delta angle of 4 degrees 58 minutes 06 seconds, a radius of 436.21 feet, an arc length of 37.82 feet, a chord bearing of South 73 degrees 02 minutes 16 seconds East, and a chord length of 37.81 feet to a ½ inch metal pipe set; thence, along Section "B" Alden Station (Plat Book 53, Page 38) the following calls, South 14 degrees 28 minutes 43 seconds West, a distance of 150.00 feet to a ½ inch metal pipe found; thence South 86 degrees 45 minutes 45 seconds East, a distance of 210.48 feet to a point being referenced by a ½ inch metal pipe found 0.17 feet West and 0.06 feet South; thence North 77 degrees 04 minutes 09 seconds East, a distance of 198.91 feet to a ½ inch metal pipe found; thence North 62 degrees 55 minutes 22 seconds East, a distance of 194.76 feet to a ½ inch metal pipe found 0.10 feet West and 0.04 feet South; thence North 55 degrees 47 minutes 12 seconds East, a distance of 182.88 feet to a ½ inch metal pipe set; thence North 38 degrees 59 minutes 08 seconds East, a distance of 214.39 feet to a ½ inch metal pipe set; thence North 13 degrees 46 minutes 01 seconds East, a distance of 258.53 feet to a ½ inch metal pipe set in the South right of way line of Switchman Drive (50 feet right of way); thence North 00 degrees 21 minutes 09 seconds West, a distance of 123.27 feet to the Southwest corner of Section "F", Alden Station (Plat Book 93, Page 29), said corner being referenced by a ½ inch metal pipe found 0.71 feet West and 0.07 feet South; thence, departing Section "B" Alden Station and along Section "F" Alden Station, North 89 degrees 40 minutes 01 seconds East, a distance of 79.06 feet ½ inch iron pin found; thence, departing Section "F" Alden Station South 11 degrees 21 minutes 41 seconds East, a distance of 2,119.70 feet to a ½ inch metal pipe set; thence South 89 degrees 56 minutes 20 seconds West, a distance of 1,816.76 feet to a 1 inch iron pipe found in the East line of Illinois Central Gulf Railroad (Deed Book 97, Page 582); thence, along said East line, North 11 degrees 22 minutes 35 seconds West, a distance of 828.76 feet to the point of beginning.

## LESS AND EXCEPT:

Beginning at the Northwest corner of Section 11, Township 2 South, Range 8 West, DeSoto County, Mississippi; thence North 90 degrees 00 minutes 00 seconds East a distance of 2199.85 feet to a point; thence South 00 degrees 00 minutes 00 seconds West a distance of 1363.08 feet to a conduit pipe found, said point being the Southwest corner of Lot 148 Alden Station Subdivision Section "F" as recorded in Plat Book 93, Page 29 and the true point of beginning for this tract; thence North 89 degrees 40 minutes 01 seconds East a distance of 421.38 to a point; thence South 00 degrees 19 minutes 26 seconds West a distance of 299.64 to a point; thence South 45 degrees 19 minutes 13 seconds West a distance of 70.72 to a point; thence North 89 degrees 41 minutes 01 seconds West a distance of 220.78 to a point; thence South 11 degrees 21 minutes 41 seconds East a distance of 1304.52 to a point; thence North 68 degrees 58 minutes 43 seconds West a distance of 246.68 to a point; thence South 86 degrees 32 minutes 03 seconds West a distance of 137.74 to a point; thence North 03 degrees 27 minutes 57 seconds West a distance of 134.68 to a point; thence along a curve to the right having a radius of 230.00 feet 98.26 feet along said curve through a delta angle of 24 degrees 28 minutes 36 seconds along said curve having a chord direction of North 81 degrees 13 minutes 39 seconds West and a chord length of 97.51 feet having a tangent length of 49.89 feet; thence North 68 degrees 59 minutes 21 seconds West a distance of 100.00 to a point; thence along a curve to the left having a radius of 170.00 feet 267.04 feet along said curve through a delta angle of 90 degrees 00 minutes 00 seconds along said curve having a chord direction of South 66 degrees 00 minutes 39 seconds West and a chord length of 240.42 feet having a tangent length of 170.00 feet; thence South 21 degrees 00 minutes 39 seconds West a distance of 17.10 to a point; thence along a curve to the left having a radius of 270.00 feet 194.12 feet along said curve through a delta angle of 41 degrees 11 minutes 38 seconds along said curve having a chord direction of South 00 degrees 24 minutes 50 seconds West and a chord length of 189.97 feet having a tangent length of 101.47 feet; thence along a curve to the right having a radius of 330.00 feet 9.48 feet along said curve through a delta angle of 01 degrees 38 minutes 48 seconds along said curve having a chord direction of South 19 degrees 21 minutes 35 seconds East and a chord length of 9.48 feet having a tangent length of 4.74 feet; thence North 73 degrees 03 minutes 17 seconds West a distance of 72.82 to a point; thence along a curve to the right having a radius of 330.00 feet 202.72 feet along said curve through a delta angle of 35 degrees 11 minutes 52 seconds along said curve having a chord direction of North 03 degrees 24 minutes 42 seconds East and a chord length of 199.55 feet having a tangent length of 104.68 feet; thence North 21 degrees 00 minutes 39 seconds East a distance of 17.10 to a point; thence along a curve to the right having a

radius of 230.00 feet 152.01 feet along said curve through a delta angle of 37 degrees 52 minutes 06 seconds along said curve having a chord direction of North 39 degrees 56 minutes 41 seconds East and a chord length of 149.26 feet having a tangent length of 78.90 feet; thence North 05 degrees 14 minutes 44 seconds West a distance of 304.71 to a point; thence North 69 degrees 22 minutes 55 seconds East a distance of 10.12 to a point; thence North 65 degrees 30 minutes 36 seconds East a distance of 80.00 to a point; thence North 61 degrees 38 minutes 16 seconds East a distance of 80.00 to a point; thence North 57 degrees 45 minutes 57 seconds East a distance of 80.00 to a point; thence North 53 degrees 53 minutes 37 seconds East a distance of 80.00 to a point; thence North 38 degrees 38 minutes 57 seconds West a distance of 159.01 to a point; thence along a curve to the right having a radius of 1025.00 feet 12.87 feet along said curve through a delta angle of 00 degrees 43 minutes 10 seconds along said curve having a chord direction of South 52 degrees 24 minutes 42 seconds West and a chord length of 12.87 feet having a tangent length of 6.44 feet; thence North 37 degrees 13 minutes 43 seconds West a distance of 164.06 to a point; thence along the rear line of Lots 53 and 54 of Alden Station Subdivision Section "B" North 55 degrees 47 minutes 12 seconds East a distance of 115.90 to a point; thence along the rear line of Lots 55 and 56 of Alden Station Subdivision Section "B" North 38 degrees 59 minutes 08 seconds East a distance of 214.39 feet to a point; thence along the rear line of Lots 57 and 58 of Alden Station Subdivision Section "B" North 13 degrees 46 minutes 01 seconds East a distance of 258.53 to a point; thence along the rear line of Lot 59 of Alden Station Subdivision Section "B" and Lot 148 Alden Station Section "F" North 00 degrees 21 minutes 09 seconds West a distance of 123.27 to the Point of Beginning; containing 17.01 acres or 740747.33 square feet, more or less. This property is subject to all rights of way, easements of record and subdivision regulations in effect for the City of Horn Lake.

This conveyance and the warranty of this instrument are subject to rights of way and easements for public roads and utilities, all rights of way, easements, and reservations of record, prior conveyances, reservations, and leases of minerals and mineral rights, and applicable

governmental zoning ordinances, building restrictions, and subdivision regulations.

WITNESS THE SIGNATURE of the Grantor, this the 6th day of March, 2009.

**FOWLER TRUST, L.P.**

By:   
**Hal Crenshaw, General Partner**

STATE OF MISSISSIPPI

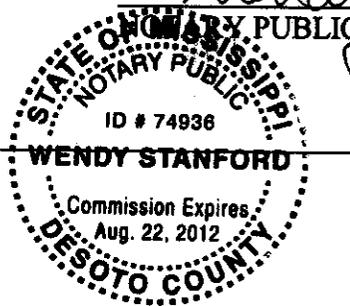
COUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said County and State, on this 6th day of March, 2009, within my jurisdiction, the within named **HAL CRENSHAW**, who acknowledged that he is a General Partner of **FOWLER TRUST, L.P.**, a Mississippi Limited Partnership, and as the General Partner of said limited partnership, he executed the above and foregoing instrument after first having been duly authorized by said limited partnership so to do.



(SEAL)

My Commission Expires:



**Prepared By:** SMITH, PHILLIPS, MITCHELL, SCOTT & NOWAK, LLP  
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**Indexing Instruction:** Northwest Quarter, the Southwest Quarter and the Southeast Quarter of Section 11, Township 2 South, Range 8 West of the Chickasaw Meridian, DeSoto County, MS

The title to said property was not examined  
by the preparer of this instrument.

**Grantor's Address:**

P. O. Box 347  
Southaven, MS 38671  
Ph: (662) 280-0310  
NA

**Grantees' Address:**

P. O. Box 347  
Southaven, MS 38671  
Ph: (662) 280-0310  
NA