

3/19/09 12:01:12 SS  
BK 605 PG 165 SS  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**AFTER RECORDIN RETURN TO:**

 **Mississippi Real Estate Closings, LLC**  
**1240 Goodman Road Ste 3**  
**Southaven, MS 38671**  
**662-349-1818**

**Jimmy D. Alderman and Ginger L. Alderman**  
**TO**  
**Esther Dickey**

**GRANTORS**

**GRANTEES**

**STATE OF MISSISSIPPI**

**COUNTY OF DESOTO**

**WARRANTY DEED**

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **Jimmy Alderman and Ginger Alderman GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Esther Dickey GRANTEE(S)**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 1791, Section G, Southaven West Subdivision, located in Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 3, Pages 31-32 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed by Warranty Deed to Jimmy D. Alderman and Ginger L. Alderman dated July 16, 2008 and filed for record in Book 589, Page 761 in the office of the Chancery Clerk of DeSoto County, Mississippi

Said legal description intended to describe the same property described in Deed Book 3, at Pages 31-32, on file in the Chancery Clerk's office of DeSoto County, Mississippi.

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of Desoto County, Mississippi.

Witness the signature of the Grantor on this the 13<sup>th</sup> day of March, 2009

Jimmy D. Alderman Ginger L. Alderman  
Jimmy D. Alderman Ginger L. Alderman

**STATE OF MISSISSIPPI**

**COUNTY OF DESOSO**

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, Jimmy D. Alderman and Ginger L. Alderman who acknowledged that he/she/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the 13<sup>th</sup> day of March, 2009.



Terry Howell  
NOTARY PUBLIC

SEAL

My Commission Expires:

4-25-10

Grantor's Address:

838 Birchfield Pl.  
Southaven Ms 38671

Ph: 901-496-1214  
N/A

Grantee's Address:

8314 Charleston Dr.  
Southaven Ms 38671

Ph: 901-409-7998  
N/A

Prepared By:

M. Reid Stanford, Esq.  
307 West Main Street  
Tupelo, MS 38804  
Phone: 662.791.7878  
MS Bar No.: 10,011

INDEXING INSTRUCTIONS: