

**This Instrument Prepared by & Return To:**

J. Wesley Hisaw  
The Law Offices of James E. Holland  
3010 Goodman Road West, Suite A  
Post Office Box 256  
Horn Lake, MS 38637  
Office phone: (662)-342-1333  
Facsimile: (662)-342-7321  
No title search performed.  
Deed is part of a settlement mentioned herein.

**WARRANTY DEED**

**THIS INDENTURE** made and entered into this 27<sup>th</sup> day of February, 2009, by and between **Kenneth G. Roberts**, party of the first part, and **Stanfort Webb**, and wife, **Elizabeth W. Webb**, party of the second part.

**WITNESS:** That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

**Lot 16, Heritage Hills P.U.D., Phase II Revised, in Section 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 47, Page 30-31, in the Office of the Chancery Clerk of DeSoto County, Mississippi.**

**The Grantor warrants that the above property is not part of his homestead nor is it adjacent or contiguous thereto.**

**This Warranty Deed is taken subject to the Trust Deeds recorded in Book 976 Page 138 and the Book 2716 Page 248.**

**This Warranty Deed is further taken under the settlement terms of a certain litigation located in Cause No. 08-04-0673 in the Chancery Court of DeSoto County, Mississippi.**

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any ways appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: all ad valorem taxes accruing and becoming a lien on the above described property from and after January 1, 2007, existing easements for the installation and maintenance of public utility facilities and roadway rights of way if any, any prior reservation of oil, gas, or other minerals, any zoning ordinances affecting subject property, restrictive covenants and conditions referred to hereinabove, if any.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**IT IS AGREED AND UNDERSTOOD** that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of actual proration.

*and  
Boelke +  
Porter*

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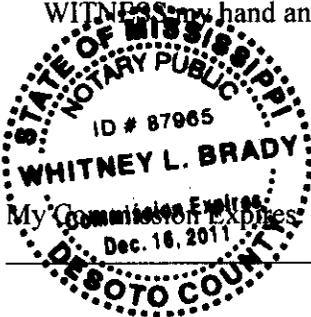
WITNESS the signature of the party of the first part the day and year first above written.

*Kenn Roberts*  
Kenneth G. Roberts

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Kenneth G. Roberts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2<sup>nd</sup> day of April, 2009.



*Whitney L. Brady*  
NOTARY PUBLIC

Tax Parcel No: 1-08-7-26-08-0-00016-00

Property Address: 1315 Custer Drive East  
Southaven, MS 38671

Grantor's Address:  
Kenneth G. Roberts  
1315 Custer Drive East  
Southaven, MS 38671  
Home Phone: 901-365-0940  
Work Phone: 1-800-303-7463

Grantee's Address:  
Stanford Webb, and wife,  
Elizabeth W. Webb  
1315 Custer Drive East  
Southaven, MS 38671  
Home Phone: 662-342-0367  
Work Phone: N/A