



Prepared by/Return to:  
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FILE #: 090109

Regions Bank,

GRANTOR,

to:

**SPECIAL WARRANTY DEED**

William C. Spencer, Jr.,  
A Single Person,

GRANTEE.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged, Grantor, Regions Bank, does hereby sell, convey and warrant specially unto Grantee, William C. Spencer, Jr. a single person, all of its' right, title and interest in the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

See Attached Exhibit "A"

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year are to be paid by Grantee and possession is to be given with delivery of this Deed.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

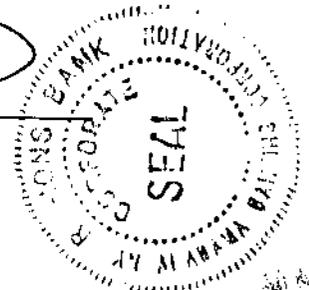
Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

WITNESS the signature of the Grantor, this the 21<sup>st</sup> day of April, 2009.

Regions Bank

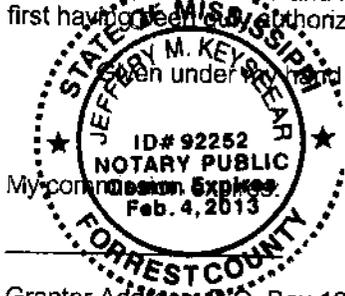
By: \_\_\_\_\_

Its: Joe Terrill, Vice President



State of Mississippi  
County of Forrest

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Joe Terrill, who acknowledged that he is Vice President of Regions Bank, and that for and on behalf of said Regions Bank, and as its act and deed, he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, after first having been duly authorized by said Regions Bank so to do.



Seen under \_\_\_\_\_ and official seal of office, this the 21<sup>st</sup> day of April, 2009.

\_\_\_\_\_  
Notary Public

Grantor Address: P.O. Box 18001, Hattiesburg, MS 39404  
Grantor Telephone Number: Home- n/a Work- 601-554-2869  
Grantee Address: 1625 Hwy. 304 Hernando, Mississippi 38632  
Grantee Telephone Number: Home- 901-496-8121 Work- n/a

## Exhibit "A"

Beginning at the Northwest corner of Section 14, Township 3 South, Range 8 West; thence South along West line of said Section 108.9 feet to a point in the South right-of-way of State Highway 304; thence Southeasterly along said highway 1888.2 feet to the point of beginning of the following tract of land, thence along said right-of-way Southeasterly 616.2 feet to an intersection of West right-of-way of Scott Road, thence Southwardly along said Scott Road right-of-way 605.4 feet to a point; thence South 87 degrees 30 minutes West 600.0 feet to a point; thence North 10 degrees 10 minutes 30 seconds East 988.0 feet to the point of beginning and containing 10.01 acres, more or less. All bearings are magnetic. Located in the Northwest Quarter of Section 14.

## Less and Except:

Commencing at a point commonly accepted as the northwest corner of said quarter section; thence run South a distance of 108.9 feet along the west line of said quarter section to a point on the south right-of-way line of Mississippi Highway 304 (100 feet wide); thence run Southeasterly a distance of 1037.3 feet along said south right-of-way line to the northwest corner of the Jack Jones property as recorded in Deed Book 233 on Page 259 of the Chancery Records of said county, thence South  $56^{\circ} 46' 50''$  East a distance of 78.57 feet along said south right-of-way line to the point of curvature of a curve to the right ( $R=2950.00'$ ,  $D=06^{\circ} 08' 21''$ ); thence run southeasterly a distance of 316.09 feet along said curve and south right-of-way line to the point of tangency of said curve; thence run south  $50^{\circ} 38' 28''$  East a distance of 447.55 feet along said south right-of-way line to the northwest corner of the Michael D. Alger property as recorded in Deed Book 216 on Page 510 of said chancery records; thence run south  $14^{\circ} 38' 28''$  West a distance of 671.79 feet along the west line of said Alger property to a steel fence post and the Point of Beginning; thence run south  $89^{\circ} 36' 51''$  East a distance of 533.60 feet to a steel fence post on the west right-of-way line of Scott Road (80 feet wide); thence run Southwesterly a distance of 110.79 feet along said west right-of-way line, a curve to the left ( $R=530.00'$ ,  $D=11^{\circ} 58' 38''$ ) to a point; thence run South  $00^{\circ} 45' 13''$  West a distance of 200.22 feet along said west of right-of-way line to the northeast corner of the Jack Jones, et ux, property as recorded in Deed Book 233 on Page 259 of said chancery records; thence run North  $89^{\circ} 36' 51''$  West a distance of 598.86 feet along the north line of said Jones property to the northwest corner of said Jones property; thence run North  $14^{\circ} 38' 28''$  East a distance of 319.97 feet to the Point of Beginning and containing 4.00 acres. Bearings are based on true north as determined by solar observation. The above description was written from plat of survey by Danny S. Rutherford, P.E.L.S., dated May 20, 1993.

**INDEXING INSTRUCTION:** Located in the Northwest Quarter of Section 14, Township 3 South, Range 8 West, DeSoto County, Mississippi.

*WCS*

4-9-09