

**AFTER RECORDIN RETURN TO:**

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

**Donald S. Barr Jr. and Joye S. Barr**  
**TO**  
**Lynn M. Laster**

**GRANTOR(S)**

**GRANTEE(S)**

**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, Donald S. Barr Jr. and Joye S. Barr **GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto Lynn M. Laster **GRANTEE(S)**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 44, Section B, Allen Subdivision, situated in Section 32, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 1, Page 41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property as conveyed to Donald S. Barr Jr. and wife, Joye S. Barr by Warranty Deed from Marian Sennett and Walter Michael Sennett dated August 20, 1999 and filed for record in Book 358, Page 173, in the office of the Chancery Clerk of Desoto County, Mississippi.

Said legal description intended to describe the same property described in Deed Book 1, at Page 41, 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 28<sup>th</sup> day of May, 2009

Donald S. Barr Jr.

Donald S. Barr Jr.

Joye S. Barr

Joye S. Barr

**STATE OF MISSISSIPPI**

**COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, Donald S. Barr Jr. and Joye S. Barr 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 28<sup>th</sup> day of May, 2009.

Terry Howell  
NOTARY PUBLIC

**SEAL**

My Commission Expires:

4-25-10



Grantor's Address:

Leslie Allen Dr.  
Horn Lake MS 38680

Ph: 901-262-5055

Grantee's Address:

Lynn M. Haster  
Leslie Allen Dr.  
Horn Lake MS 38680

Ph: 901-288-8541

W/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:**