

*Prepared by and return to:*

*David F. Delgado, Attorney*  
**DELGADO LAW FIRM, PLLC**  
**5779 Getwell Road, Bldg. D, Suite 5**  
**Southaven, MS 38672**  
**662-536-2120**  
**MS Bar No. 99983**  
**09-05-0110**

Address of Grantor:  
8772 Shallow Creek Drive  
Olive Branch, MS 38654  
Residence Phone: 901-346-9583  
Business Phone: n/a

Address of Grantee:  
738 Northwood West Cove  
Hernando, MS 38632  
Residence Phone: 662-209-0017  
Business Phone: n/a

### WARRANTY DEED

**ELIZABETH F. HILL ISRAEL,**  
**A Married Person,**

**GRANTOR**

**TO**

**AUSTIN J. BLACK**  
**A Married Person**

**GRANTEE**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **ELIZABETH F. HILL ISRAEL**, do hereby grant, bargain, sell, convey and warrant unto **AUSTIN J. BLACK, A Married Person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 212, Phase II, Section G, Northwood Hills Subdivision, in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 87, Pages 16-17, in the Office of the Chancery Clerk of DeSoto County, Mississippi, together with the improvements, hereditaments and appurtenances thereunto belonging.

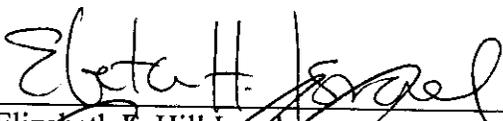
Title to the above described property is vested in Elizabeth F. Hill Israel. Jason F. Israel, husband of Elizabeth F. Hill Israel, for the consideration expressed herein, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming, and does hereby grant, bargain, sell,

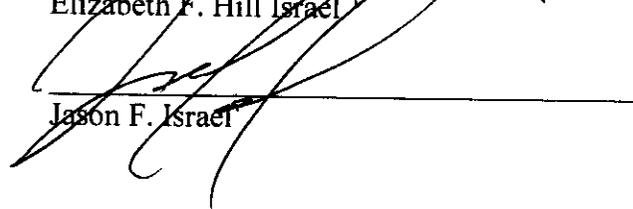
convey, and confirm unto the party of the second part, their heirs and assigns, all rights, claims and interest of every kind, character, and description whatsoever which he may now have or hereafter may acquire, but the said Jason F. Israel does not join herein in the covenants and warranties of this indenture.

Elizabeth F. Hill Israel hereby certifies that she is one and the same person as Elizabeth F. Hill.

**TO HAVE AND TO HOLD** unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision. Taxes for the year of 2009 will be paid by the Grantee when due. Possession is to be given upon delivery of the deed.

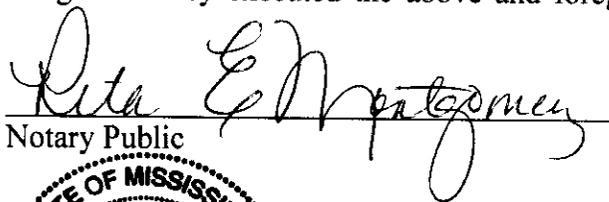
WITNESS our signatures this the 8<sup>th</sup> day of June, 2009.

  
 \_\_\_\_\_  
 Elizabeth F. Hill Israel

  
 \_\_\_\_\_  
 Jason F. Israel

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for said State and County, on this the 8<sup>th</sup> day of June, 2009, within my jurisdiction the within named Elizabeth F. Hill Israel and Jason F. Israel, who acknowledge that they executed the above and foregoing instrument.

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

My Commission Expires: 7-28-13

