6/26/09 1:28:40
DK W BK 610 PG 764
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Staff Attorney
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1087

Indexing Instructions: Lot 12, Sec B, Wallace Subd.
Walls, De Soto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rosa D. Bolt** does hereby sell, convey and warrant unto **Cheryl A. Eaton, a single woman, as sole owner,** the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 12, Section B, WALLACE SUBDIVISION, in Section 35, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 9, Page 4, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # **1097-3503.0-00012.00**

Property Address: **7306 Wallace Lane, Walls, MS 38680**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by her.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantor herein further warrants that subject property constitutes no part of her homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS MY SIGNATURE, on this 24th day of June, 2009.

Rosa D. Bolt (SEAL)
Rosa D. Bolt

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Rosa D. Bolt** who acknowledged to me that she executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 24th day of June, 2009.

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 3077 SHERRI T. DAVIS Commission Expires March 20, 2012

(S E A L)

My Commission Expires:

GRANTOR:
Rosa D. Bolt
Rosa D Bolt
HOME: 662-781-0236
WORK: (800) 861-2080
7157 Wallace Lane
Walls, MS 38680

GRANTEE
Cheryl A. Eaton
7306 Wallace Lane
Walls, MS 38680
HOME: 901-827-3227
WORK: 901-377-1011