

Prepared by:

**David F. Delgado, Attorney
DELGADO LAW FIRM, PLLC
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662-536-2120
MS Bar No. 99983
09-07-0160**

Return To:
Stewart Title of Memphis, Inc.
7842 Farmington Blvd
Germantown, TN 38138
File No: 20096153

Address of Grantor:
1756 Big Branch Road
Middleburg, FL 32068
Residence Phone: (904) 738-0830
Business Phone: (904) 738-0830

Address of Grantee:
Dustin Estes and Catherine Estes
10126 Yates Drive, Olive Branch, MS 38654
Residence Phone: (901) 299-1838
Business Phone: (901) 299-1838

Indexing Instructions: Section 35, Township 1 South, Range 6 West

WARRANTY DEED

**HENRY SQUIRES and wife,
LINDA B. SQUIRES,**

GRANTORS

TO

**DUSTIN ESTES and wife,
CATHERINE ESTES,**

GRANTEES

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, **HENRY SQUIRES and wife, LINDA B. SQUIRES**, do hereby grant, bargain, sell, convey and warrant unto **DUSTIN ESTES and wife, CATHERINE ESTES, as tenants by the entirety with full right of survivorship and not as tenants in common** the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 13, Section A, Magnolia Estates Subdivision, in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 26, Page 21, in the Office of the Chancery Clerk of DeSoto County, Mississippi, together with the improvements, hereditaments and appurtenances thereunto belonging.

Linda B. Squires and Linda Squires are one in the same person.

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 24th day of August, 2009.

Henry Squires by Shelly Capps Attorney in Fact
Henry Squires by Shelly Capps, Attorney in Fact
Linda B. Squires by Shelly Capps Attorney in Fact
Linda B. Squires by Shelly Capps, Attorney in Fact

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, the within named **Shelly Capps** and acknowledged that she, acting as attorney in fact for **Henry Squires and Linda B. Squires** and that in said representative capacity, executed the above and foregoing instrument, on behalf of **Henry Squires and Linda B. Squires** and acknowledged that she executed the same as the free act and deed of said **Henry Squires and Linda B. Squires** after first having been duly authorized so to do.

WITNESS my Notarial Seal at office this 24th day of August, 2009.

[Signature]

Notary Public

My Commission Expires: 2/5/10

