

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

PREPARED BY:  
JAMES E. WOODS, MSB#7386  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
6897 Crumpler Blvd., Suite 100  
Olive Branch, MS 38654  
(662) 895-2996  
WLWS #00931.33658

RETURN TO:  
★ REALTY TITLE & ESCROW CO., INC.  
6397 Goodman Road, Suite 112  
Olive Branch, MS 38654  
(662) 893-8077  
69080374

GRANTOR'S ADDRESS:  
P. O. Box 849  
Olive Branch, MS 38654  
Phone: 662-895-1994  
A11A

GRANTEE'S ADDRESS:  
1205 Wind Gate Cove  
Hernando, MS 38632  
Phone: 901-848-8748  
Phone: 662-393-9785

INDEXING INSTRUCTIONS: Lot 9, Fountain Gate S/D, S9-T3S-R7W, Plat Book 79, Pages 33-38, DeSoto County, MS

**FIRST SECURITY BANK,**

**GRANTOR**

**TO**

**ERNEST R. McKINNIS and wife,  
BETTY H. McKINNIS,**

**GRANTEES**

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, FIRST SECURITY BANK, a Mississippi Banking Corporation, by and through its duly authorized official, does hereby grant, bargain, sell, convey and warrant specially unto ERNEST R. McKINNIS and wife, BETTY H. McKINNIS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described property situated in DeSoto County, Mississippi, to-wit:

Lot 9, Fountain Gate Subdivision, situated in Section 9, Township 3 South, Range 7 West, DeSoto County, Mississippi as per plat recorded in Plat Book 79, Pages 33-38, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; easements as shown on plat of record and restrictive covenants for Fountain Gate Subdivision of record in Book 425, Page 721 and Book 583, Page 97. This conveyance is further subject to Easements to DeSoto County recorded in Book 140, Page 11

and Book 150, Page 616; Right of Way to Mississippi Power & Light Company recorded in Book 200, Page 127; Right of Ways to Entergy Mississippi, Inc. recorded in Book 391, Page 166 and Book 428, Page 703; and Easements to Short Fork Creek Watershed Drainage District recorded in Book 204, Page 650 and Book 218, Page 11, Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 2009 shall be prorated and assumed by the Grantees herein and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF GRANTOR, this the 26<sup>th</sup> day of August, 2009.

FIRST SECURITY BANK,  
a Mississippi Banking Corporation

By: *R. P. Dorr, Jr.*  
R. P. DORR, JR., Branch President

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally came and appeared before me, the undersigned authority in and for said County and State, on this the 26<sup>th</sup> day of August, 2009, within my jurisdiction, the within named R. P. DORR, JR., who acknowledged that he is Branch President of FIRST SECURITY BANK, a Mississippi Banking Corporation, and that for and on behalf of said corporation and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said corporation so to do.

*James E. Woods*  
NOTARY PUBLIC

My Commission Expires: 7-19-11

