

**PREPARED BY AND RETURN TO:**

Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)  
7145 Swinnea Road Suite 2  
Southaven, MS 38671  
(662) 349-3930  
File # 09-1186

Indexing Instructions: Lot 9, Swinnea Ridge, in Sec 30, T1S, R7W,  
Plat Book 60, Pgs 50-51 Southaven, De Soto County, Mississippi

**GRANTOR:**

James Sulcer  
Melbourne #304  
HERNANDO MS 38632  
HOME (662) 536-4499  
WORK: none

**GRANTEE**

Sharon K Thompson  
7144 Swinnea Ridge North  
Southaven, MS 38671  
HOME: 901-371-1815  
WORK: 901-546-4220

# 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, **James Sulcer, a single man** does hereby sell, convey and warrant unto **Sharon K Thompson, a single woman, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi, more particularly described as follows, to-wit:

**Lot 9, SWINNEA RIDGE SUBDIVISION, in Section 30, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 60, Pages 50-51, in the office of the Chancery Clerk of DeSoto County, Mississippi**

**Parcel # 1079-3029.0-00009.00**

**Property Address: 7144 Swinnea Ridge North, Southaven, MS 38671**

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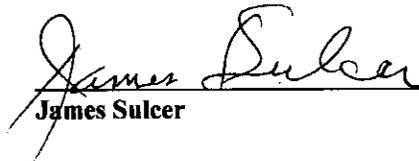
IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual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

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.

By way of explanation, James Sulcer acquired title to subject property as a tenant by the entirety with Sandra Sulcer. Sandra Sulcer died June 13, 2004, a copy of her death certificate being on file with the Mississippi Department of Health, Vital Statistics, leaving James Sulcer as the sole owner of the property.

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

WITNESS MY SIGNATURE, on this 12th day of November, 2009.

 (SEAL)  
James Sulcer

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 **James Sulcer, a single man** who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 12th day of November, 2009.



(S E A L)

My Commission Expires:

  
Notary Public