

Prepared by/Return to:  
The Blackburn Law Firm, PLLC  
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## WARRANTY DEED

GRANTORS:  
Billy Carlisle, ET UX  
1479 Windy Lane  
Southaven, MS 38671  
662-404-0037 NA

GRANTEES:  
Ronald E. Sumners, ET UX  
1480 Windy Lane  
Southaven, MS 38671  
662.349.3020 / NA

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 all of which is hereby acknowledged, **We, Billy Carlisle and wife, Janice Carlisle**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **Ronald E. Sumners and wife, Kathleen Sumners**, as tenants by the entirety with full rights of survivorship and not as tenants in common, Grantees, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

### INDEXING INSTRUCTIONS:

A 3 acre tract located in NW 1/2 of Section 5, Township 2 South, Range 7 West and further described as:

Commencing at an 2" iron pipe found at the center of Section 5, Township 2 South, Range 7 West; DeSoto County, Mississippi; thence N00°08'45"W a distance of 868.80 feet to a 1/2" iron pin set. Said point being the Point of Beginning; Thence N89°45'45"W a distance of 290.40 feet to a 1/2" iron Pin set; Thence N00°08'45"W a distance of 450 feet to a 1/2" iron pin set; Thence S89°59' E a distance of 450.0 feet to the Point of Beginning Containing 3.0 acres more or less.

Together with an 30' Ingress/Egress Easement Across Adjoining Property to the South described as follows:

Beginning at the Southeast Corner of the Above described 3.0 acres: Thence S00°08'45"E a distance of 271.13 feet: Thence S89°51'16"W a distance of 30.00 feet: Thence N00°08'45"W a distance of 271.20 feet: Thence S 89°59'49"E a distance of 30.00 feet to the Point of Beginning containing 0.1867 acres, more or less. Also being subject to Rights-of-Ways of Public Roads and Utilities. Local planning and Health Department Regulations and Easements of Record. There is an 30' Ingress/Egress Easement across the Southern portion of the above 3.0 acre tract described as follows: Beginning at the Southeast Corner of the above described 3.0 acres: Thence N89°59'49 W a distance of 30.0 feet: Thence N00°08'45 W a distance of 108.99 feet: Thence S88°05'49" W a distance of 19.35 feet; Thence S 78°35'04" W a distance of 245.80 feet; Thence N00°08'47 W a distance of 30.59 feet; Thence N78°35'04E a distance of 242.42 feet; thence N88°05'46 E a distance of 52.78 feet; thence S00°08'45 E a distance of 140.01 feet to the Point of Beginning. Containing 0.278 acres more or less.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of the records of DeSoto County, Mississippi; and subject to taxes for the year 2009 and all subsequent years.

Taxes for the year 2009 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 15 day of December, 2009.

Billy Carlisle  
BILLY CARLISLE  
Janice Carlisle  
JANICE CARLISLE

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for said County and State, the within named **Billy Carlisle and wife, Janice Carlisle** who acknowledged that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 15 day of December, 2009.

Jamie Roach  
NOTARY PUBLIC

My Commission Expires:  
3/15/12

