

12/28/09 9:32:23
DK W BK 624 PG 133
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:
GARY P. SNYDER, MSB#7682
WATKINS LUDLAM WINTER & STENNIS, P.A.
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
WLWS #00931.34102

GRANTOR(S) ADDRESS:
5393 Dixie Creek Drive
Hernando, MS 38632
Phone: 901-651-2599
Phone: 662-895-4044

GRANTEE(S) ADDRESS:
5393 Dixie Creek Drive
Hernando, MS 3863
Phone: 901-651-2599
Phone: 662-895-4044

INDEXING INSTRUCTIONS: Lot 9, Dixie Creek Estates Subdivision, situated in Section 35, Township 3 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 98, Pages 28-30.

**MARC W. MONTGOMERY and
MELISSA KEETON MONTGOMERY**

GRANTORS

TO:

**MARC W. MONTGOMERY and
MELISSA KEETON MONTGOMERY**

GRANTEES

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, **MARC W. MONTGOMERY and MELISSA KEETON MONTGOMERY, formerly known as MELISSA S. KEETON,** do hereby convey and warrant unto **MARC W. MONTGOMERY and MELISSA KEETON MONTGOMERY,** as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 9, Dixie Creek Estates Subdivision, situated in Section 35, Township 3 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 98, Pages 28-30, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Marc W. Montgomery and Melissa S. Keeton by Substitute Trustee's Deed dated April 24, 2009 and recorded in Book 607, Page 356, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this deed is subject to all subdivision and zoning regulations in effect in DeSoto County, Mississippi, easements as shown on plat of record, and restrictive covenants for Dixie Creek Estates. This conveyance is further subject to a Right of Way to American Louisiana Pipeline Company recorded in Book 41, Pages 107 and 548, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

Taxes for the year 2009 shall be assumed by the Grantees when and as due.

WITNESS OUR SIGNATURES, this the 17th day of December, 2009.

Marc W. Montgomery
MARC W. MONTGOMERY

Melissa Keeton Montgomery
MELISSA KEETON MONTGOMERY
Formerly known as Melissa S. Keeton

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, on this 17th day of December, 2009, within my jurisdiction, the within named, MARC W. MONTGOMERY and MELISSA KEETON MONTGOMERY, formerly known as MELISSA S. KEETON, who acknowledged that they executed the above and foregoing instrument.

Melissa A. Schmidt
NOTARY PUBLIC

My Commission Expires: 1-26-11

