

12/29/09 1:30:25  
DK W BK 624 PG 279  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

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Prepared By: Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077

Return To: Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077

for recording, return to:  
Select Title & Escrow, LLC  
7145 Swinnea Road, Suite 1  
Southaven, MS 38671  
(662) 349-3930

**WARRANTY DEED**

File # 09-1238

Grantor(s): **Scott Durban and Margaret A. Durban**

Address: 1310 BOGAGE COVE #201, MEMPHIS, TN 38103

Phone: 901-487-7850 (Home) 913-481-3890 (Work, if any)

Grantee(s): **Linda Shoffner**

Address: 5163 Meadow Pointe Dr. Southaven, MS 38672

Phone: 901-569-1880 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Scott Durban and Margaret A. Durban** does/do hereby sell, convey and warrant unto **Linda Shoffner, a married person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: **Lot 140, Section B, Belle Pointe Subdivision, situated in Section 3, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 77, Page 5-6 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

09080564

Select

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WITNESS our signature this 28th day of December, 2009.

*Scott Durban*  
Scott Durban

*Margaret A. Durban*  
Margaret A. Durban

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of December, 2009, within my jurisdiction, the within named **Scott Durban and Margaret A. Durban**, who acknowledged that they executed the above and foregoing instrument.

*[Signature]*  
(Notary Public)

My commission expires:

