

12/30/09 4:36:39 SS SS
DK W BK 624 PG 405 me
DESOTO COUNTY, MS
M.E. DAVIS, CH CLERK

Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S12-09-0725	Grantors Address: 1068 Highland Colony Parkway, Suite 200 Ridgeland, MS 39157 N/A Home: _____ Work: 662-890-3101	Grantees Address: 7131 Windswept Lane Olive Branch, MS 38654 Home: 901 346 0899 Work: 901 230 2675
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SPECIAL WARRANTY DEED

OAKHURST DEVELOPMENT, INC.
GRANTOR

TO

ANTHONY M. RICE AND MARQUITA Y. RICE,
GRANTEES

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, Oakhurst Development, Inc., do hereby sell, convey, and specially warrant unto Anthony M. Rice and Marquita Y. Rice, 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 35, Laurelbrook, located in Section 29, Township 1 South, Range 5 West, DeSoto County, Mississippi, as recorded in Plat Book 96, Pages 37-38, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 96, Pages 37-38 in the office of the Chancery Clerk of DeSoto County, Mississippi.

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Taxes for 2009 have been prorated, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer (s) of the ~~Limited Liability Company~~ **Corporation**, this the 30th day of December, 2009.

OAKHURST DEVELOPMENT, INC.

BY: *Jerry Farley*
Jerry Farley
Property Manager

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Jerry Farley, who acknowledged that as Property Manager for and on behalf of and by authority of Oakhurst Development, Inc., a Mississippi ~~Limited Liability Company~~ **Corporation**, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of December, 2009.

Teresa Tedford
NOTARY PUBLIC

My Commission Expires:

