

PREPARED BY AND RETURN TO:

A
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1234

Indexing Instructions: Lot 16, Sec A, Summit Park, in Sec 21,
T1S, R7W, PB 81, Pg 26 Southaven, De Soto County, Mississippi

GRANTORS:
Charles D. Edwards and Dorothy J. Edwards
1390 JONES CV.
SOUTHAVEN, MS 38671
HOME: *662-342-9729*
WORK: *None*

GRANTEES
Lee M Perkins and Mary Phillips
8433 Everest Crossing
Southaven, MS 38672
HOME:
WORK: *662-385-0281*
662-299-6121

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, **Charles D. Edwards and Dorothy J. Edwards, husband and wife** do hereby sell, convey and warrant unto **Lee M Perkins and Mary Phillips, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common**, 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 16, Section A, SUMMIT PARK SUBDIVISION, in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 81, Page 26, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 1075-2105.0-00016.00

Property Address: 8433 Everest Crossing, Southaven, MS 38672

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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 grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

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.

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

WITNESS OUR SIGNATURES, on this 31st day of December, 2009.

Charles D. Edwards (SEAL)
Charles D. Edwards

Dorothy J. Edwards (SEAL)
Dorothy J. Edwards

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 **Charles D. Edwards and Dorothy J. Edwards**, husband and wife who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 31st day of December, 2009.

[Handwritten Signature]

Notary Public

(SEAL)

My Commission Expires:

