

<b>Prepared by and Return to:</b>  Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412  File No: S12-09-0739	<b>Grantors Address:</b>  1068 Highland Colony Parkway, Suite 200  Ridgeland, MS 39157  Home: <u>N/A</u> Work: <u>901-634-6273</u>	<b>Grantees Address:</b>  <u>4026 Corbel Dr.</u>  <u>Southaven, MS</u>  Home: <u>479-899-7298</u> Work: <u>479-899-7297</u>
--	--	--

RETURN TO: Realty Title  
2396 E. Parkway  
Hernando, MS 38632  
662-424-2680

**SPECIAL WARRANTY DEED**

OAKHURST DEVELOPMENT, INC.  
GRANTOR

TO

JAMES J. COOK AND GINA M. COOK,  
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 James J. Cook and Gina M. Cook, 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 57, Castle Ridge Subdivision, located in Sections 8 and 17, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 99, Page 22, 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 99, Page 22, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Realty  
Group  
New

TRH

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

WITNESS the signature(s) of the duly authorized officer (s) of the corporation, this the 6<sup>th</sup> day of January, 2010.

OAKHURST DEVELOPMENT, INC.

BY: Thomas R. Hudson  
Thomas R. Hudson  
Secretary/Treasurer

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, Thomas R. Hudson, who acknowledged that as Secretary/Treasurer for and on behalf of and by authority of Oakhurst Development, Inc., a Mississippi 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 6<sup>th</sup> day of January, 2010.  
Charlotte B. Anding  
NOTARY PUBLIC

My Commission Expires:  
06-12-2012

