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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

\* Prepared by and Return to: The Law Office of Shannon Williams \* MBN#100412 \* 5960 Getwell Road, Ste 212 B \* Southaven, MS 38672 \* (662)895-9000 \* (662)895-6000 (fax) \* RE10-011

**INDEXING INSTRUCTIONS: Lot 14, THE ESTATES OF GROVE MEADOWS SUBDIVISION, Section 21, Township 2 SOUTH, Range 7 WEST, Plat Book 82, Page(s) 43-44, DESOTO County, MS**

### SPECIAL WARRANTY DEED

COMMUNITY BANK OF MISSISSIPPI  
300 PINNACLE COVE  
BRANDON, MS 39047

GRANTOR

PHONE: 601-825-4323 \* PHONE: N/A

TO

WALTER E. RAWLINGS and KAREN L. RAWLINGS  
2127 HEMMINGWAY DRIVE  
NESBIT MS 38651

GRANTEE

PHONE: 575-430-6740 \* PHONE: N/A

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **COMMUNITY BANK OF MISSISSIPPI** does hereby sell, convey and specially warrant unto [husband and wife only] **WALTER E. RAWLINGS**, and wife, **KAREN L. RAWLINGS**, by AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described property located in DESOTO County, Mississippi:

Lot 14, ESTATES OF GROVE MEADOWS SUBDIVISION as located in Section 21, Township 2 South, Range 7 West, DESOTO County, MS, as shown on plat of record in Plat Book 82, Pages 43-44, in the Office of the Chancery Clerk, DESOTO County, MS.

Property more commonly known as: 2127 HEMMINGWAY DRIVE, NESBIT, MS 38651.

THIS CONVEYANCE AND SPECIAL WARRANTY IS MADE SUBJECT TO THE FOLLOWING:

1. Mineral reservations and conveyances, if any, by prior owners.
2. All rights of way and easements of record.
3. All of the terms and conditions of zoning of NESBIT AND/OR SOUTHAVEN, DESOTO County, Mississippi.
4. All possessors in possession at the time of execution of this instrument.
5. All ad valorem taxes for the current year and subsequent years.

WITNESS the signature of the Grantor, this the 15<sup>th</sup> day of Feb., 2010.

COMMUNITY BANK OF MISSISSIPPI

BY: [Signature]  
GREG MOORE

TITLE: PRESIDENT/CEO

STATE OF MS  
COUNTY OF Rankin

Personally appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named GREG MOORE, who acknowledged that he is PRESIDENT and CEO respectively of COMMUNITY BANK OF MISSISSIPPI, A MISSISSIPPI CORPORATION, and that for and on behalf of the said corporation, and as its act and deed, he signed, sealed and delivered the above and foregoing SPECIAL WARRANTY DEED for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND SEAL, this the 15<sup>th</sup> day of Feb., 2010.

[Signature]  
NOTARY PUBLIC

My Commission Expires:



RE10-011