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

FILE NO.2010031388

Prepared by:

D. B. Bridgforth

MS Bar Code #: 4547

P.O. Box 241

Southaven, MS 38671

662-393-4450

SPECIAL WARRANTY DEED

**OAKHURST DEVELOPMENT, INC.,
a Mississippi Corporation
1068 Highland Colony Parkway
Ridgeland, MS 39158
601-898-4840**

GRANTORS

TO

**JOHN KEVIN CARROLL, ET UX
13101 Arbor Drive
Olive Branch, MS 38654
662-895-1012
*803-235-2334***

GRANTEES

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **OAKHURST DEVELOPMENT, INC., a Mississippi Corporation**, does hereby grant, bargain, sell, convey and specially warrant unto **JOHN KEVIN CARROLL AND WIFE, PENNY D. CARROLL**, as tenants by the entirety with full right of survivorship and not as tenants in common, the follow described property situated in the county of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows.

Lot 274, Forest Hill Community, Phase 6, located in Section 8 and 7, Township 2 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 90, Page 19, in the office of the Chancery Clerk of DeSoto County, Mississippi.

It is understood and agreed that the taxes for the year 2010 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and Restrictive Covenants of record in Book 501, Page 306, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession is to be given with delivery of Deed.

WITNESS MY SIGNATURE this the 30th day of March, 2010.

OAKHURST DEVELOPMENT, INC.,
A MISSISSIPPI CORPORATION

By: Thomas R. Hudson
THOMAS R. HUDSON, SECRETARY/TREASURER

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the 30th day of March, 2010, within my jurisdiction, the within named **THOMAS R. HUDSON**, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence) who acknowledged that he is the **SECRETARY/TREASURER** of **OAKHURST DEVELOPMENT, INC.**, a Mississippi Corporation, and that for and on behalf of the said Corporation, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized by said Corporation so to do.

Charlotte B. Anding
Notary Public

My Commission Expires:
06-12-2012

