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

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:
JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
WLWS #00931.34810

GRANTOR(S) ADDRESS:
5890 College Rd.
Olive Branch, MS 38654
Phone: 662-893-6983
Phone: N/A

GRANTEE(S) ADDRESS:
3425 Old Pigeon Roost Rd.
Olive Branch, MS 38654
Phone: 901-795-1425
Phone: N/A

INDEXING INSTRUCTIONS: Part of the SW ¼ of 16-2-5, DeSoto County, Mississippi.

SAMUEL A. SEATON, SR.,

GRANTOR

TO

**BOBBY J. COWAN, SR. and wife,
LOIS COWAN,**

GRANTEES

CORRECTION QUITCLAIM DEED

WHEREAS, Grantor conveyed to Grantees the real property hereinafter described by Quitclaim Deed dated April 16, 2010 and filed on April 27, 2010 at 9:11:03 A.M. in Book 631, Page 688 of the Land Deed Records, Chancery Clerk's Office, DeSoto County, Mississippi; and

WHEREAS, an error was made in the legal description of the property being conveyed; and

WHEREAS, the parties are desirous of correcting same.

NOW THEREFORE, 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, I, SAMUEL A. SEATON, SR., do hereby convey and quitclaim unto BOBBY J. COWAN, SR. and wife, LOIS COWAN, as tenants by the entirety with full rights of survivorship and not as tenants in common, all my right, title and interest in and to the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

10.100, more or less, acres located in the Southwest Quarter of Section 16, Township 2 South, Range 5 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

BEGINNING at the southwest corner of Section 16, Township 2 South, Range 5 West, in DeSoto County, Mississippi; thence North 5 degrees 44 minutes 58 seconds West along the west line of said Section 2, 160.19 feet to a point, being the southwest corner of Parcel "C" of Shamrock Estates Subdivision and the Point of Beginning; thence North 5 degrees 44 minutes 58 seconds West along the west line of said Section 492.04 feet to a point; thence South 69 degrees 47 minutes 25 seconds East 1363.70 feet to a point in the center line of a public road; thence South 26 degrees 69 minutes 46 seconds East along the center line of the public road 250.00 feet to a point; thence North 82 degrees 20 minutes 20 seconds West 1358.72 feet to the point of beginning, containing 439,945.43 square feet or 10.100 acres, more or less.

WITNESS MY SIGNATURE, this the 5th day of May, 2010.

Samuel A. Seaton Sr
SAMUEL A. SEATON, SR.

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 5th day of May, 2010, within my jurisdiction, the within named SAMUEL A. SEATON, SR., who acknowledged that he executed the above and foregoing instrument.

James E. Woods
NOTARY PUBLIC

My Commission Expires: 7-19-11

