
Prepared by:
David Clay Vanderburg
Post Office Box 523
Hernando, MS 38632
(662) 429-9680
(662) 429-9680

Return to:
David Clay Vanderburg
Post Office Box 523
Hernando, MS 38632
(662) 429-9680
(662) 429-9680

STATE OF MISSISSIPPI
COUNTY OF DESOTO

QUITCLAIM DEED

For and in consideration of the sum of one dollar and zero cents (\$1.00), cash in hand paid, and other goods and valuable consideration, the receipt and sufficient of all of which is hereby acknowledged,

CHARLES WILLIAM MCCAIN, II
5140 Church Lake Drive, Apt. 1D
Southaven, MS. 38671
(901) 496-5003
(901) 496-5003

do hereby sell, convey, and quitclaim to

PAMELA L. MCCAIN
2040 Stateline Road
Southaven, MS 38671
(901) 482-7178
(901) 482-7178

the property situated and located in DeSoto County, Mississippi, more particularly and certainly described as follows:

LEGAL DESCRIPTION:

All that certain lot or parcel of land situated in the City of Southaven, County of DeSoto, State of Mississippi, and being more particularly described as follows:

15.0194 Acre Tract of land being located in the Southwest Quarter of Section 16 and the Southeast Quarter of Section 17, Township 1 South, Range 7 West, DeSoto County, Mississippi; Begin at a P.K. nail (found) in the southerly line of Section 16, 367.55 feet eastwardly from the southwest corner of Section 16, Township 1 South, Range 7 West; thence South 89 degrees 33 minutes 51 seconds East, 310.06 feet with the south line of Section 16 to a P.K. nail (set) in the present centerline of

Stateline Road; thence North 05 degrees 40 minutes 30 seconds East, 460.52 feet to an iron stake; thence South 89 degrees 33 minutes 51 seconds East, 86.00 feet to an iron stake; thence North 00 degrees 26 minutes 09 seconds East, 686.86 feet to an iron stake in the Mississippi-Tennessee State Line; thence North 89 degrees 10 minutes 40 seconds West, 836.76 feet with said State Line to an iron stake at the northeast corner of the , then and now, McCulloch property; thence South 00 degrees 32 minutes 43 seconds West (Deed Call), South 00 degrees 38 minutes 22 seconds West (measured) 505.35 feet (Deed Call), 505.46 (measured) along the easterly line of said McCulloch property to an iron stake in the northerly line of the Capers property; thence South 89 degrees 12 minutes 47 seconds East (Deed Call), South 89 degrees 17 minutes 50 seconds East (measured), 403.05 feet (Deed Call), 403.33 (measured) along the northerly of said Capers property to its northeast corner; thence South 00 degrees 33 minutes 32 seconds West (Deed Call), South 00 degrees 41 minutes 41 seconds (measured), 642.58 feet (Deed Call), 643.77 feet (measured) along the easterly line of said Capers property to the point of beginning containing 15.0194 acres of land being subject to all easements and rights of way of record.

INDEXING INSTRUCTIONS: A tract of land located in the SW ¼ of Section 16 and the SE ¼ of Section 17, Township 1 South, Range 7 West, DeSoto County, Mississippi.

LESS & EXCEPT: BEGINNING at the southwest corner of the southwest quarter of Section 16, Township 1 South, Range 7 West; thence South 89 degrees 33 minutes 51 seconds East 527.61 feet with the southerly line of said section and along the present centerline of Stateline Road to the True Point of Beginning of the herein described Tract; thence continue South 89 degrees 33 minutes 51 seconds East 150.00 feet with the southerly line of said section and along the present centerline of Stateline Road to a point; thence North 05 degrees 40 minutes 30 seconds east 460.52 feet to an iron stake; thence 89 degrees 33 minutes 51 seconds West 192.05 feet to an iron stake; thence 00 degrees 26 minutes 09 seconds West 458.60 feet to the point of beginning containing 1.8005 Acres (less 0.1854 acres for road right of way) of land being subject in all codes, easements and rights of way of record.

INDEXING INSTRUCTIONS: A tract of land located in the SW ¼ of Section 16, Township 1 South, Range 7 West, DeSoto County, Mississippi.

This Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights of way and easements for public roads and public utilities.

Grantee assumes all indebtedness owed on property. All escrow funds held by Mortgage Company will be transferred to Grantee.

Possession will be given upon delivery of this Deed.

Tax for the year 2010 and thereafter to be paid by the Grantee.

NO CERTIFICATE OF TITLE REQUEST OR PERFORMED.

WITNESSES my signature on this the 7th day of May, 2010.

Charles William McCain II
Charles William McCain, II, Grantor

STATE OF Mississippi
COUNTY OF Desoto

This day personally appeared before me, the undersigned authority in and for said county and state, the within named Charles William McCain, II who did acknowledge to me that he signed and delivered the above and forgoing Quitclaim Deed on the day and year therein mentioned as his free and voluntary act and deed for the purpose therein expressed.

GIVEN UNDER MY HAND and official seal of office this the 7th day of May, 2010.

Leigh Ann Taylor
NOTARY PUBLIC

My Commission Expires:



GRANTORS ADDRESS:
2676 Heatherglen Cove East
Horn Lake, MS 38637
(662) 342-5337
(662) 342-5337

GRANTEES ADDRESS:
2676 Heatherglen Cove East
Horn Lake, MS 38637
(662) 342-5337
(662) 342-5337

Prepared by and Return to:

David Clay Vanderburg
Post Office Box 523
Hernando, MS 38632
662-429-9680
662-429-9680