

Prepared by and Return to: Austin Law Firm, P.A. 6928Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S04-10-0198	Grantors Address: 6040 Highway 51 N. Horn Lake, MS 38637 Home: <u>n/a</u> Work: <u>662-996-1330</u>	Grantees Address: 4350 Chalice Dr. Southaven, MS 38672 Home: <u>972-679-9192</u> Work: <u>901-257-6669</u>
---	--	---

SPECIAL WARRANTY DEED

DESOTO COUNTY BANK
GRANTORS

TO

DANIEL J. HORVATH AND WIFE, SHELIA G. HORVATH,
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, DeSoto County Bank, do hereby sell, convey, and specially warrant unto Daniel J. Horvath and wife, Shelia G. Horvath, 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 109, Section "C", Dickens Place PUD, located in Sections 9 and 16, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 66, Pages 16-20, 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 66, Pages 16-20 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2010 have been prorated, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer (s) of the Limited Liability Company, this the 7th day of May, 2010.

DESOTO COUNTY BANK

BY: *H. Allen Whitsitt, III*
H. Allen Whitsitt, III
Vice President

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, H. Allen Whitsitt, III, who acknowledged that as Vice President for and on behalf of and by authority of DeSoto County Bank, 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 7th day of May, 2010.

Mary Austin
NOTARY PUBLIC

My Commission Expires:

