

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 10-1101

Indexing Instructions: Lot 143, Sec F, Alden Station, in Sec 11,
T2S, R8W, Plat Book 93, Page 29, DeSoto County, Mississippi

GRANTOR:
C & C Builders, LLC
4782 Alden Lake Drive East
Horn Lake, MS 38637
HOME: N/A
WORK: 662.342.6640

GRANTEE
Tony Truddle
4825 Spike Lane
Horn Lake, MS 38637
HOME: 662-343-6596
WORK: 901-487-9049

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **C & C Builders, LLC** does hereby sell, convey and warrant unto **Tony Truddle, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 143, Section F, ALDEN STATION SUBDIVISION, in Section 11, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 93, Page 29, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 2081-1111.0-00143.00

Property Address: 4825 Spike Lane, Horn Lake, MS 38637

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 26th day of May, 2010.



C & C BUILDERS, LLC

By: Carole Johnson (SEAL)
Carole Johnson, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Carole Johnson, who acknowledged that she is a Member of C & C Builders, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed she executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 26th day of May, 2010.

[Signature]

Notary Public



(SEAL)

My Commission Expires