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

* Prepared by and return to:
SIGNATURE TITLE & ESCROW LLC
6089 APPLE TREE DRIVE
MEMPHIS, TN 38115
901-370-5965
901-370-5968

Grantors:

Gerald Keith Hamilton
Sheneka L. Hamilton *8617 Cameron St. Olive Branch, MS 38654*

Phone number: *(601) 939-0826*

Phone number: n/a

Grantee(s):

James G. Jones, Jr

5525 Bedford Cove

Olive Branch, MS 38654

Phone number: *(601) 859-4361*

Phone number: n/a

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of May, 2010 by and between Gerald Keith Hamilton & Sheneka L. Hamilton, husband & wife, party of the first part, and James G Jones Jr, *unmarried*, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Desoto, State of Mississippi, to wit:

LEGAL DESCRIPTION

Lot 11, Section A, Lexington Crossing Subdivision, located in Section 2, Township 2 South, Range 6 West, Desoto County, Mississippi as per Plat recorded in Plat Book 74, Page 48, in the Chancery Clerk's Office, Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to grantor, Gerald Keith Hamilton and wife Sheneka L. Hamilton, herein by Quit Claim Deed of record at Book 581, Page 665, dated October 15, 2007, filed April 4, 2008, in the Chancery Clerk's Office of Desoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: *2010 City of Southaven and 2010 Desoto County Mississippi real property taxes, being liens not yet due and payable, subject to Subdivision Restrictions, Building Lines, easements recorded at Plat Book 581 Page 665 and encumbrances or claims thereof, which are not shown by public records, or attaching subsequent to the effective date hereof but prior to the date the proposed purchaser acquires the property covered in this Warranty Deed, all being of record in said Chancery Clerk's Office of Desoto County, Mississippi, and that*

title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

[Signature]
Gerald Keith Hamilton

[Signature]
Sheneka L. Hamilton

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 27 day of *May* 2010, before me the undersigned Notary Public of the State and County aforesaid, personally appeared, **Gerald Keith Hamilton & Sheneka L. Hamilton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of May 2010

[Signature]
Notary Public
My Commission Expires: _____



Property Address: 5525 Bedford Cove, Olive Branch, MS 38654
Parcel ID: 20610210000011.00

Mail Tax Bills To:

James G. Jones Jr
5525 Bedford Cove
Olive Branch, MS 38654

Firm File #: 9817

STATE OF Tennessee
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is \$128,400.00 amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

[Signature]
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27 day of May, 2010

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

• File No.: 9817

EXHIBIT A

Lot 11, Section A, Lexington Crossing Subdivision, Section 2, Township 2 South, Range 6 West, as shown on plat of record in Book 73, Pages 12 and 13, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sheneka Hamilton by Special Warranty Deed of record at Book 500, Page 306, dated March 21, 2005, filed May 25, 2005, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to grantor, Gerald Keith Hamilton and wife, Sheneka L. Hamilton, herein by Quit Claim Deed of record at Book 581, Page 665, dated October 15, 2007, filed April 4, 2008, in the Chancery Clerk's Office of DeSoto County, Mississippi.