

Prepared by/Return to:
The Blackburn Law Firm, PLLC
8429 Industrial Drive, Olive Branch, MS. 38654
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WARRANTY DEED

GRANTOR:

First Security Bank, A Mississippi
Banking Corporation
P.O. Box 850
Olive Branch, MS 38654
662-890-3246
n/a

GRANTEE:

Shelley Ann Shipley
14885 Bell Road
Byhalia, MS 38611
901-517-1812
n/a

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **FIRST SECURITY BANK, A MISSISSIPPI BANKING CORPORATION**, Grantor, do hereby grant, bargain, sell, convey and warrant unto **SHELLEY ANN SHIPLEY**, Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS:

1.64 acres, more or less, together with a 50 foot easement for ingress/egress, all lying and being in the Northeast Quarter of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi.

Commencing at an old axle found marking the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi; run thence south 01 degrees 18 minutes 01 seconds West for a distance of 86.00 feet; run thence South 00 degrees 59 minutes 56 seconds West for a distance of 844.79 feet; run thence South 89 degrees 26 minutes 49 seconds East for a distance of 262.00 feet; run thence South 89 degrees 50 minutes 57 seconds East for a distance of 264.10 feet to an angle iron found at a point having a record call of 2259.00 feet South and 525.00 feet east of the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 21 and being the Point of Beginning; run thence North 00 degrees 56 minutes 12 seconds East for a distance of 287.82 feet along an old established property line fence to an iron pin found; run thence East for a distance of 245.30 feet to an iron pin set; run thence South for a distance of 288.32 feet to an iron pin set in a fence; run thence North 89 degrees 52 minutes 36 seconds West for a distance of 250.00 feet along the fence to the Point of Beginning. All lying and being in the Northeast Quarter of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi and containing 1.64 acres, more or less.

EASEMENT:

Description of a 50.00 foot wide access easement extending 25.00 feet either side of the hereinafter described centerline:

Commencing at an old axle found marking the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi; run thence South 01 degrees 18 minutes 01 seconds West for a distance of 86.00 feet; run thence South 00 degrees 59 minutes 56 seconds West for a distance of 844.79 feet; run thence South 89 degrees 26 minutes 49 seconds East for a distance of 262.00 feet; run thence South 89 degrees 50 minutes 57 seconds East for a distance of 264.10 feet to an angle iron found at a point having a record call of 2259.00 feet South and 525.00 feet East of the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 21; run thence South 89 degrees 52 minutes 36 seconds East for a distance of 250.0 feet along a fence to an iron pin set; run thence North for a distance of 140.23 feet to the Point of Beginning of the 50.00 foot wide access easement; run thence North 44 degrees 26 minutes 48 seconds East for a distance of 319.48 feet; run thence North 00 degrees 54 minutes 49 seconds East for a distance of 581.78 feet to the centerline of Bell Road, a public road in DeSoto County, Mississippi. All lying and being in the Northeast Quarter of Section 21, Township 2 South, Range 5 West, DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, easements of record at Book 37, Page 116; Book 41, Page 153; Book 170, Page 124; and in Book 170, Page 454, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever found in Book 26, Page 224; subject to covenants, limitations, and restrictions of record filed in DeSoto County, Mississippi; and subject to taxes for the year 2010 and all subsequent years.

Taxes for the year 2010 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 23 day of June, 2010.

FIRST SECURITY BANK, A MISSISSIPPI BANKING CORPORATION

BY: [Signature]
JASON PRESSGROVE, VICE PRESIDENT

**STATE OF MISSISSIPPI
 COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23 day of JUNE, 2010, within my jurisdiction, the within named **JASON PRESSGROVE**, who acknowledged that he is **VICE PRESIDENT** of **FIRST SECURITY BANK, A BANKING CORPORATION**, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal on this the 23 day of June, 2010.

[Signature]
 NOTARY PUBLIC

My Commission Expires:
3/15/12

