8/20/10 10:23:26
DK W BK 640 PG 597
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Space Above This Line for Recording Data

Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

Return To: Same

WARRANTY DEED

Grantor(s): **James R. Everage and Brenda J. Everage**
Address: 213 Churn Rd Batesville MS 38606

Phone: 662 563-9815 (Home) N/A (Work, if any)

Grantee(s): **Jose C. Mata**
Address: 4702 Grazeland Dr Olive Branch MS 38654

Phone: 901-210-7563 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, James R. Everage and Brenda J. Everage does/do hereby sell, convey and warrant unto Jose C. Mata, a married man, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

LEGAL DESCRIPTION: **Lot 26, Section B, Estates of Center Hill Subdivision, situated in Section 9, Township 2 South, Range 5 West, as shown on plat of record in Plat Book 66, Page 45 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

2

WITNESS our signature this 12th day of August, 2010.

James R. Everage

James R. Everage

Brenda J. Everage

Brenda J. Everage

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, James R. Everage and Brenda J. Everage, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2010.

Notary Public

My Commission Expires: _____

(SEAL)

STATE OF MISSISSIPPI
RICHARD P JOHNSON
NOTARY PUBLIC
ID No. 78817
Comm. Expires
August 31, 2013
DESOTO COUNTY