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DE SOTO COUNTY, MS
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Prepared by: **First National Financial Title Svs, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536**

Return to: **First National Financial Title Svs, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536**

WARRANTY DEED Retaining a Life Estate

Grantor(s): **Kate S. Ketchum**
Address: **93 DeSoto Avenue
Hernando, MS 38632**
Phone: **901-605-1617 / Work N/A**

Grantee(s): **Robert Boyd Shaw and Lottie Shaw**
Address: **1156 Martin Circle S
Hernando, MS 38632**
Phone: **901-831-7415 / Work N/A**

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 which is hereby acknowledged, I, the undersigned Grantor, **KATE S. KETCHUM**, does hereby sell, convey and warrant unto **Robert Boyd Shaw and wife Lottie Shaw**, as tenants by the entirety with full rights of survivorship and not as tenants in common as to a Life Estate for the balance of their natural lives, but upon the death of the the survivor, all right, title and interest shall vest in **RHONDA MURCHISON and GARY BOYD SHAW** in fee simple, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 2, Villages of Grove Park Subdivision, located in Section 7, Township 3 South, Range 7 West, in DeSoto County, Mississippi as shown on plat of record in Plat Book 82, Page 39, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

Said lands are 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; taxes for the year 2010 shall be prorated among the parties.

WITNESS MY SIGNATURE this 31st day of August, 2010.

Kate S. Ketchum
Kate S. Ketchum

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31st day of August, 2010, within the jurisdiction, the within named Kate S. Ketchum, who acknowledged that he executed the above and foregoing instrument.

(SEAL)

My Commission expires



Jason Lashlee
Notary Public

FILE #: S17497