

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES

File No:2010071650  
Prepared By & Return To:  
Bridgforth & Buntin  
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5293 Getwell Road  
Southaven, MS 38672  
(662) 393-4450

**WARRANTY DEED**

**GRANTORS:**  
**CHARLES H. LIPE, JR.**

50 CR 313  
Oxford, MS 38655  
662-234-1529  
662-816-5986

**TO**

**GRANTEE**  
**ADAM E. LUKER, ET UX**  
**8352 CONERLY DRIVE**  
**SOUTHAVEN, MS 38671**

662-202-6144  
N/A

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, **CHARLES H. LIPE, JR.**, does hereby sell, convey and warrant unto **ADAM E. LUKER AND WIFE, CORASON L. LUKER**, as tenants by the entirety with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

**Lot 780, Section C, Revised, Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, as per revised plat thereof of record in Plat Book 2, Pages 19-22, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

By way of explanation Patsy R. Lipe departed this life on or about April 6, 1992; Charles Hulbert Lipe, Sr., departed this life on or about September 12, 2006. Peggy Lynne Lipe, departed this life on or about November 20, 2004, without issue as evidenced by the attached Heirship Affidavits.

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.

Taxes for the current year to be paid by Grantee.

Possession is to be given with delivery of Deed.

WITNESS his signature this the 3rd day of September, 2010.

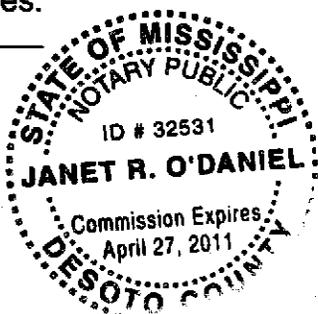
*Charles H. Lipe, Jr.*  
**CHARLES H. LIPE, JR.**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 3rd day of September, 2010, within my jurisdiction, the within named **CHARLES H. LIPE, JR.** who acknowledged that he executed the above and foregoing instrument.

My Commission expires:

\_\_\_\_\_



*Janet R. O'Daniel*  
\_\_\_\_\_  
NOTARY PUBLIC

HEIRSHIP AFFIDAVIT

(Heirship of Peggy Lynne Lipe, Deceased)

State of Mississippi

County of DeSoto

James W Terrell of lawful age, being first duly sworn, upon his/her oath deposes and says:

That he was personally well acquainted with the above named decedent, during his lifetime, having known him for forty (40) years, and that affiant bears the following relationship to the said decedent; to-wit: longtime acquaintance and friend of family; Uncle

Affiant further states that the said decedent departed this life at November 20, 2004, on or about 9:20 AM, being 52 years old at the date of his death.

Affiant further states that he was well acquainted with the family and near relatives of the said decedent, and with all those who would under the laws of the State of Mississippi, be his heirs, and that the following statements and answers to the following named questions are based upon the personal knowledge of affiant and are true and correct:

QUESTION 1-Did the decedent leave a will? ANSWER: yes

QUESTION 2-If so, has the will been admitted to probate-at what place, and when? ANSWER: yes Probate Court of Shelby Co. TN. - MAY 14, 2005

QUESTION 3-Has an administrator been appointed for the estate of said deceased? ANSWER: yes Charles Lipe, Jr.

QUESTION 4-If so, give the County in which the said administration proceedings are pending, and the name and address of the administrator. ANSWER: \_\_\_\_\_

QUESTION 5-Give the name and address of the surviving widow or widower of decedent.

ANSWER: Name Divorced Address \_\_\_\_\_

— If not living, state date of death \_\_\_\_\_

QUESTION 6-If the decedent was married more than once, give the name of the former husband or wife, and state whether said former spouse is dead or divorced.

ANSWER: (Give name of surviving children only) Stan Hathcock - Divorced  
Robert Michael Prestridge - Divorced

|    | Name of Child | Date of Birth | If not Living<br>Date of Death | Name of<br>Husband or Wife | Address<br>Or If Not Living<br>Date of Death |
|----|---------------|---------------|--------------------------------|----------------------------|--|
| 1. | <u>none</u>   |               |                                |                            |  |

QUESTION 8-Give below the names of any deceased children of the decedent, together with the other information called for: ANSWER:

|    | Name of Child | Date of Birth | Date of Death | Surviving<br>Husband or Wife | If Not Living<br>Date of Death |
|----|---------------|---------------|---------------|------------------------------|--------------------------------|
| 1. | <u>none</u>   |               |               |                              |                                |

QUESTION 9-Give the names of the children of any deceased son or daughter of the decedent:

ANSWER:

|    | <u>Name of Child</u> | <u>Date of Birth</u> | <u>Address or If Not Living, Date of Death</u> | <u>Name of Father and Mother</u> |
|----|----------------------|----------------------|--|----------------------------------|
| 1. | none                 |                      |  |                                  |

QUESTION 10-Did the decedent have any adopted children, or step-children taken into his home?

ANSWER: Yes \_\_\_ No . If so, write their names, ages, and addresses in the blank lines below:

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QUESTION 11-Did the decedent have any unpaid debts; and if so, give, as nearly as possible, the amount of such debts, and whether they have since been paid.

ANSWER: none.

QUESTION 12-If the decedent left no children, then give below the names and addresses (together with other information called for), of his surviving father, mother, brothers and sisters:

ANSWER:

|    | <u>Name</u> | <u>Relationship</u> | <u>Age</u> | <u>Address or If Not Living, Date of Death</u> |
|----|-------------|---------------------|------------|--|
| 1. | none        |                     |            |  |

WITNESS MY SIGNATURE this the 30 day of Aug, 2007

James W. Ferrell

STATE OF Tennessee  
COUNTY OF Shelby

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 30<sup>th</sup> day of August, 2007, within my jurisdiction, the within named James W. Ferrell, who acknowledged that he executed the above and foregoing instrument.

Carolyn Woods  
My Commission expires: 02/19/2012

NOTARY PUBLIC



My Comm. Exp. 2-19-2012

HEIRSHIP AFFIDAVIT

(Heirship of Peggy Lynne Lipe Deceased)

State of Mississippi

County of DeSoto

Ellen Virginia Terrell of lawful age, being first duly sworn, upon his/her oath deposes and says:

That She was personally well acquainted with the above named decedent, during his lifetime, having known him for forty (40) years, and that affiant bears the following relationship to the said decedent; to-wit: longtime acquaintance and friend of family; Aunt

Affiant further states that the said decedent departed this life at November 20, 2004 on or about 9:20 Am, being 52 years old at the date of his death.

Affiant further states that he was well acquainted with the family and near relatives of the said decedent, and with all those who would under the laws of the State of Mississippi, be his heirs, and that the following statements and answers to the following named questions are based upon the personal knowledge of affiant and are true and correct:

QUESTION 1-Did the decedent leave a will? ANSWER: yes

QUESTION 2-If so, has the will been admitted to probate-at what place, and when? ANSWER: yes Probate Court of Shelby Co TN - MAY 14, 2005

QUESTION 3-Has an administrator been appointed for the estate of said deceased? ANSWER: yes Charles Lipe, Jr.

QUESTION 4-If so, give the County in which the said administration proceedings are pending, and the name and address of the administrator. ANSWER: \_\_\_\_\_

QUESTION 5-Give the name and address of the surviving widow or widower of decedent.

ANSWER: Name Divorced Address \_\_\_\_\_

If not living, state date of death \_\_\_\_\_

QUESTION 6-If the decedent was married more than once, give the name of the former husband or wife, and state whether said former spouse is dead or divorced.

ANSWER: (Give name of surviving children only) Stam Hathcock - Divorced  
Robert Michael Prestridge - Divorced  
Address \_\_\_\_\_  
if not Living \_\_\_\_\_  
Name of \_\_\_\_\_  
Husband or Wife \_\_\_\_\_  
Or If Not Living \_\_\_\_\_  
Date of Death \_\_\_\_\_

QUESTION 8-Give below the names of any deceased children of the decedent, together with the other information called for: ANSWER:

Name of Child \_\_\_\_\_ Date of Birth \_\_\_\_\_ Date of Death \_\_\_\_\_ Surviving \_\_\_\_\_  
Husband or Wife \_\_\_\_\_ If Not Living \_\_\_\_\_  
Date of Death \_\_\_\_\_  
1. None

QUESTION 9-Give the names of the children of any deceased son or daughter of the decedent:

ANSWER:

|    | <u>Name of Child</u> | <u>Date of Birth</u> | <u>Address or if Not Living, Date of Death</u> | <u>Name of Father and Mother</u> |
|----|----------------------|----------------------|--|----------------------------------|
| 1. | None                 |                      |  |                                  |

QUESTION 10-Did the decedent have any adopted children, or step-children taken into his home?

ANSWER: Yes \_\_\_ No . If so, write their names, ages, and addresses in the blank lines below:

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QUESTION 11-Did the decedent have any unpaid debts; and if so, give, as nearly as possible, the amount of such debts, and whether they have since been paid.

ANSWER: None.

QUESTION 12-If the decedent left no children, then give below the names and addresses (together with other information called for), of his surviving father, mother, brothers and sisters:

ANSWER:

|    | <u>Name</u> | <u>Relationship</u> | <u>Age</u> | <u>Address or if Not Living, Date of Death</u> |
|----|-------------|---------------------|------------|--|
| 1. | None        |                     |            |  |

WITNESS MY SIGNATURE this the 30<sup>th</sup> day of August, ~~2007~~ 2010

Ellen Virginia Jewell

STATE OF Tennessee  
COUNTY OF Shelby

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 30<sup>th</sup> day of August, ~~2007~~, within my jurisdiction, the within named Ellen Virginia Jewell, who acknowledged that she executed the above and foregoing instrument.

Carolyn Woods

My Commission expires: 02/19/2012

NOTARY PUBLIC



My Comm. Exp. 2-19-2012