

Prepared by & Return to:

The Blackburn Law Firm, PLLC
8429 Industrial Drive
Olive Branch, MS 38654
662-895-6116

Grantors:

Albert C. Freeman and
JoJean Freeman
Address:
2274 McIngvale Road
Hernando, MS 38632
Phone: 662-429-3433
N/A

Grantees:

Edward Coltharp and
Wendy Coltharp
Address:
10240 Lazy Creek
Olive Branch, MS 38654
Phone: 662-539-0504
N/A

WARRANTY DEED

ALBERT C. FREEMAN, ET UX

GRANTORS

TO

EDWARD COLTHARP, ET UX

GRANTEES

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good valuable consideration, the receipt of all of which is hereby acknowledged, **WE, ALBERT C. FREEMAN AND JOJEAN FREEMAN**, does hereby sell, convey and warrant unto **EDWARD COLTHARP AND WENDY COLTHARP**, as tenants by the entirety with full rights of survivorship and not as tenants in common, Grantees, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: Lot 12, Evening Shade Subdivision, located in Section 22 and 23, Township 2 South, Range 6 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 65, Page 47, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements 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; subject to

covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 65, Page 47 and/or elsewhere, of the records of 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, Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, its heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 16 day of September, 2010.

Albert C. Freeman
ALBERT C. FREEMAN

Jojean Freeman
JOJEAN FREEMAN

STATE OF MISSISSIPPI

COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority within and for the State and County aforesaid, **ALBERT C. FREEMAN AND WIFE, JOJEAN FREEMAN**, who, on oath deposes and says that the matter and things stated in the above and foregoing petition are true and correct as therein stated, except those statements made on information and belief, which statements they believe to be true.

GIVEN under my hand and official seal on this the 16 day of September, 2010.

Jamie Roach
NOTARY PUBLIC

My Commission Expires:
3-15-12

