

Space Above This Line for Recording Data

Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
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(662) 892-6536

WARRANTY DEED

Grantor(s): Sharon Luttrell, as Executrix of the Estate of James L. Luttrell, Sr., Deceased
Address: 2574 Jaybird Rd.
Hernando, MS 38632
Phone: None (Home) ⁹⁰¹⁻⁸³⁴⁻⁵⁷⁸² N/A (Work, if any)
Grantee(s): Randall C. Bain and Jerry W. Bain
Address: P.O. Box 302
Nesbit, MS 38651
Phone: 901-849-7474 (Home) 901-351-2306 (Work, if any)

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, SHARON LUTTRELL, AS EXECUTRIX OF THE ESTATE OF JAMES L. LUTTRELL, SR., DECEASED, do hereby sell, convey and warrant unto RANDALL C. BAIN AND JERRY W. BAIN, as joint tenants with full right of survivorship and not as tenants in common, 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:

A parcel of land being located in part of the Southwest Quarter of Section 16, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a point in the West line of said Section 16, Township 3 South, Range 7 West, said point being 2,292.45 feet North of the Southwest corner of said Section 16; thence North 12 degrees 25 minutes West a distance of 165 feet along the West line of Section 16 to a point; thence North 84 degrees 29 minutes East a distance of 1315.86 feet to a point; thence South 12 degrees 35 minutes East a distance of 165.54 feet to a point; thence South 84 degrees 30 minutes West a distance of 1316.45 feet to the point of beginning.

Bearings are tied to the South property line as described in a Warranty

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Deed found in Deed Book 188, Page 491 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and being the same property as described in said Deed Book 188, Page 491.

Including a perpetual easement for ingress and egress which is twenty (20) feet in width and runs along the West side of said Section 16 from the Southwest corner of said Section 16 to the hereinabove described property.

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.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

WITNESS MY SIGNATURE this 30th day of September, 2010.

THE ESTATE OF JAMES L. LUTTRELL, SR., DECEASED

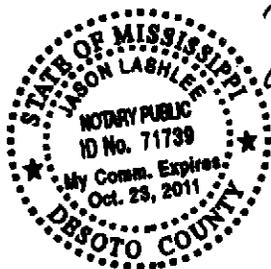
By: Sharon Luttrell
Sharon Luttrell, Executrix

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, 2010, within my jurisdiction, the within named Sharon Luttrell, who acknowledged that he/she is Executrix for the Estate of James L. Luttrell, Sr., Deceased and that in said representative capacity he/she executed the above and foregoing document, after first having been duly authorized so to do.

(SEAL)

My Commission expires:



Jason Lashlee
Notary Public

FILE #: S17594