

WARRANTY DEED

GRANTOR:
SHORT CREEK INVESTMENTS, LLC
P O BOX 867
NEW ALBANY, MS 38652
662-534-4774

GRANTEE:
PAUL AKINS
8485 DUNN LANE
OLIVE BRANCH, MS 38654
901-289-7978 *INA*

✓ PREPARED BY & RETURN TO:
SHORT CREEK INVESTMENTS, LLC
P O BOX 867
NEW ALBANY, MS 38652
662-534-4774

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SHORT CREEK INVESTMENTS, LLC, a Mississippi limited liability company, does hereby sell, convey and warrant unto PAUL AKINS, the land lying and being situated in Desoto County, Mississippi, described as follows, to-wit:

INDEXING INSTRUCTIONS: 5.000 Acres,
SW 1/4, SEC 16, T2S, R6W

Commencing at the commonly accepted Southeast corner of the Southwest Quarter of Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi; thence North 89 Degrees 52 Minutes 59 Seconds West along the South line of a 50' ingress/ egress easement, a distance of 372.39 feet to the POINT OF BEGINNING; thence North 89 Degrees 52 Minutes 59 Seconds West a distance of 360.20 feet; thence North 0 Degree 05 Minutes 44 Seconds East a distance of 593.16 feet; thence North 88 Degrees 21 Minutes 21 Seconds East a distance of 367.48 feet; thence South 0 Degree 46 Minutes 09 Seconds West a distance of 604.49 feet to the POINT OF BEGINNING; said described tract containing 5.000 Acres, more or less.

The above description was taken from a plat of survey by Hensley Land Surveying dated April 27, 2010.

The above described tract is a part of the property conveyed to Short Creek Investments, LLC, by Harold Trent Ross, by deed recorded in Book 561, Page 666, in the office of the Chancery Clerk, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulation in effect in DeSoto County, Mississippi, easements for public road and public utilities and further subject to

a Right of Way to Northcentral Mississippi Electric Power Association, as recorded in Book 37, Page 409, Land Records, Chancery Clerk's Office, Desoto County, Mississippi.

The Grantee acknowledge and covenant that it is the responsibility of the Grantee to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantee acknowledges and agrees that Grantor is not responsible for any damages which hereafter may be suffered by Grantee or other property owners or parties as a result of site preparation work carried out by Grantee and their subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

This conveyance is made subject to any prior reservations of oil, gas and mineral rights.

Taxes for the year 2010 shall be prorated to date of deed.

Witness the hand and seal of the Grantor, this 29th day of April 2010.

SHORT CREEK INVESTMENTS, LLC
(A Mississippi Limited Liability Company)

BY: Robert M. Bailey
Robert M. Bailey, MEMBER

STATE OF MISSISSIPPI
COUNTY OF UNION

Personally appeared before me, the undersigned authority in and for the state and county aforesaid, Robert M. Bailey, who acknowledged that he is a Member of SHORT CREEK INVESTMENTS, LLC, a Mississippi limited liability company, and, being duly authorized, he signed and delivered the above and foregoing warranty deed on the date therein mentioned for and on behalf of said corporation and as his own voluntary act and deed.

Witness my hand and official seal, this 29th day of April, 2010.

Stacey L. Simpson
NOTARY PUBLIC

My commission expires:
Aug 22, 2012

