

## QUITCLAIM DEED

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**JAMES ROY BOWDRE and wife,  
VIOLET BOWDRE**

**GRANTORS**

**TO**

**JAMES ROY BOWDRE and wife,  
VIOLET BOWDRE**

**GRANTEES**

Grantor's and Grantee's Address:  
10548 French Fort Dr.  
Olive Branch, MS 38654  
Phone #662-895-1151 *INA*

*AP* Prepared by: *Return Jo*  
Kenneth E. Stockton, Lawyer  
449 West Commerce St.  
Hernando, MS 38632  
Ph. #662-429-3469 *INA*

INDEXING INSTRUCTIONS: *SW 1/4 of Section 8, Township 3 South, Range 6 West  
DeSoto County, Mississippi.*

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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, We, JAMES ROY BOWDRE and wife, VIOLET BOWDRE, do hereby quitclaim and release to JAMES ROY BOWDRE and wife, VIOLET BOWDRE, as tenants by the entirety with the right of survivorship and not as tenants in common, all of our right, title and interest in and to the property lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

### Tract I

One (1) acre in the Southwest quarter of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi described as commencing at the NE corner of the SW quarter of Section 8, Township 3 South, Range 6 West; thence S 944.6 ft. to a point; thence W 839 ft. to the point of beginning (which point is the SW corner of the Bowdre one (1) acre conveyed by the Deed in Book 366 Page 748; thence W 235 ft. to a point; thence N 163 ft. to a point; thence E 150 ft. to a point;

thence N 97 ft. to a point; thence E 85 ft. to a point; thence S on Bowdre's W line 260 ft. to the point of beginning and containing one acre more or less.

### **Tract II**

One (1) acre in the southwest quarter of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi described as commencing at the northeast corner of the southwest quarter of Section 8, Township 3 South, Range 6 West: thence south 944.6 feet to a point; thence west 672.0 feet to the point of beginning, said point being in the north right of way line of Craft Road East; thence north 260.0 feet to a point; thence west 167.5 feet to a point; thence south 260.0 feet to the point in the north right of way of Craft Road East; thence east 167.5 feet to the point of beginning and containing 1.0 acres, more or less.

### **Tract III**

Being situated in Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi:

Commencing at the Northeast Corner of the Southwest Quarter (1/4) of Section 8, Township 3 South; Range 6 West, in DeSoto County, Mississippi, thence West 462.0 feet to a point; thence South 422.15 feet to the Point of Beginning of the tract herein described:

Thence South 102.4 feet to a point;  
 Thence West 210.0 feet to a point;  
 Thence South 160.0 feet to a point;  
 Thence West 252.0 feet to a point;  
 Thence North 262.4 feet to a point;  
 Thence East 462.0 feet to the Point of Beginning;

All lying in the Southwest Quarter (1/4) of the Section 8, Township 3 South, Range 6 West in DeSoto County, Mississippi and containing 2.0 acres more or less.

The property herein conveyed is subject to building restrictions, covenants and easements of record and to all applicable zoning ordinances. That additionally, this conveyance is subject to the existing right of way in favor of MP&L as found at Deed Book 33 Page 469 and that certain Easement in favor of Lewisburg Water Association, Inc. as found at Deed Book 222 Page 260 and which recordings are in the office of the Chancery Clerk of DeSoto County, Mississippi.

That by way of explanation it is the Grantor's intent to create a tenancy by the entirety in the Grantee's with full rights of survivorship in and to the property as described herein. The Grantor's also note that as to Tract III there was an erroneous call that reflected the Northwest Corner but which should have been the Northeast Corner. That the correct reference is made herein.

That by way of explanation and for chain of title purposes the undersigned do hereby attach hereto and incorporate herein by reference the following:

*Affidavit of Heirship for Lee Grant Jeans as executed by Ruth Sharp.*

*Affidavit of Heirship for Lee Grant Jeans as executed by Wesley Massey.*

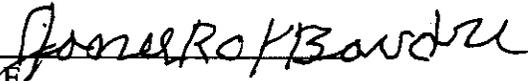
*Affidavit of Heirship for Robert Jeans as executed by Ruth Sharp.*

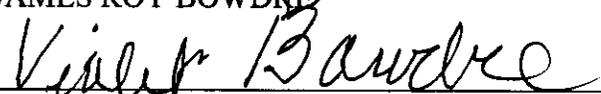
*Affidavit of Heirship for Robert Jeans as executed by Wesley Massey.*

That additionally the undersigned warrant that Lee Grant Jeans was one and the same person as LeGrant Jeans.

Possession is given on delivery of this deed.

WITNESS OUR SIGNATURES on this the 13<sup>TH</sup> DAY OF JANUARY 2011.

  
\_\_\_\_\_  
JAMES ROY BOWDRE

  
\_\_\_\_\_  
VIOLET BOWDRE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state on this the 13<sup>th</sup> day of January, 2011, within my jurisdiction, the within named JAMES ROY BOWDRE and wife, VIOLET BOWDRE who acknowledged that they executed the above and foregoing instrument.

*Darla S. Haskler*  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires:

**MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 20, 2011  
BONDED THRU STEGALL NOTARY SERVICE**

(SEAL)

**NO TITLE CERTIFICATE REQUESTED AND NO TITLE CERTIFICATE ISSUED BY PREPARER OF DEED.**

**AFFIDAVIT of HEIRSHIP**  
*(Heirship of LEE GRANT JEANS Deceased)*

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

Comes now, RUTH SHARP of lawful age being first duly sworn, upon her oath deposes and says:

That she was personally well acquainted with the above decedent, during his lifetime, having known him for twenty (20) plus years, and that affiant bears the following relationship to the said decedent, to-wit: *distant cousin*

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Affiant further states that the said decedent departed this life at home as located on East Craft Road, in DeSoto County, State of Mississippi, on or about May 5, 1958 being 74 years old at the date of his death.

Affiant further states that he/she 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 the 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: No
- QUESTION 2 - If so, has the will been admitted to probate - at what place, and when?  
 ANSWER: N/A
- QUESTION 3 - Has an administrator been appointed for the estate of said decedent?  
 ANSWER: No
- QUESTION 4 - If so, give the County in which the said administration proceedings are pending, and the name and address of the administrator.  
 ANSWER: N/A
- QUESTION 5 - Give the name and address of the surviving widow or widower of decedent:  
 ANSWER: Cora Jeans (deceased - November 20, 1984)  
 Decedent never married again.

QUESTION 6- On the blank lines below, give the names and places of residence of all surviving children of deceased, together with the other information called for:  
ANSWER: None

QUESTION 7- Give below the names of any deceased children of the decedent, together with the other information called for: ANSWER:

	<u>Name of Child</u>	<u>Date of Birth</u>	<u>If not living Date of Death</u>	<u>Name of Husband or Wife</u>
1.	Ada Jeans Wooten	8/18/1912	3/4/1998	A.Z. Wooten
2.	Clifton Jeans	9/26/1916	1/11/2003	Annie Mae Jeans (Deceased)
3.	William Jeans	7/3/1910	5/20/2000	Carol Jeans (Deceased)
4.	Flora Jeans Sturgill Cole	3/18/1909	12/23/2006	OK Cole (Deceased)
5.	Robert Jeans	11/16/1915	6/2/1985	Laura Jeans

QUESTION 8 - The decedent did not have any adopted children, or step-children taken into his home.

QUESTION 9 - The decedent had no unpaid debts, known to the undersigned at the time of his death.

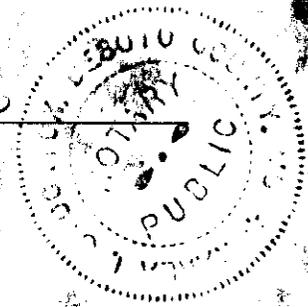
*Ruth Sharp*

Signature of Affiant - RUTH SHARP

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2011.

*Diana J. Strabton*

Notary Public



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 20, 2011  
BONDED THRU STEGALL NOTARY SERVICE  
(SEAL)

**CORROBORATION AFFIDAVIT**

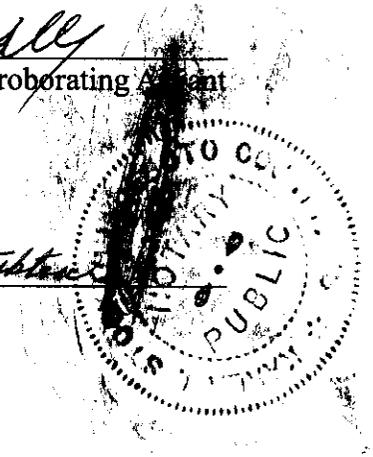
STATE OF MISSISSIPPI  
COUNTY OF DESOTO

WESLEY MASSEY, of lawful age, being first duly sworn, upon his oath states: That the information given in the above and foregoing affidavit, made by Ruth Sharp is true and correct, to the best of the personal knowledge of this affiant

Wesley Massey  
WESLEY MASSEY - Corroborating Affiant

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2011.

Anna L. Stegall  
Notary Public



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB 28 2011  
BOYD A. STEGALL NOTARY SERVICE  
(SEAL)

**AFFIDAVIT of HEIRSHIP**  
*(Heirship of LEE GRANT JEANS Deceased)*

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

Comes now, WESLEY MASSEY of lawful age being first duly sworn, upon his oath deposes and says:

That he was personally well acquainted with the above decedent, during his lifetime, having known him for six (6) plus years, and that affiant bears the following relationship to the said decedent, to-wit: *distant cousin*

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Affiant further states that the said decedent departed this life at home as located on East Craft Road, in DeSoto County, State of Mississippi, on or about May 5, 1958 being 74 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 the 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: No
- QUESTION 2 - If so, has the will been admitted to probate - at what place, and when?  
 ANSWER: N/A
- QUESTION 3 - Has an administrator been appointed for the estate of said decedent?  
 ANSWER: No
- QUESTION 4 - If so, give the County in which the said administration proceedings are pending, and the name and address of the administrator.  
 ANSWER: N/A
- QUESTION 5 - Give the name and address of the surviving widow or widower of decedent:  
 ANSWER: Cora Jeans (deceased - November 20, 1984)  
 Decedent never married again.

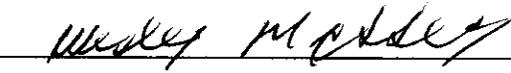
QUESTION 6- On the blank lines below, give the names and places of residence of all surviving children of deceased, together with the other information called for:  
ANSWER: None

QUESTION 7- Give below the names of any deceased children of the decedent, together with the other information called for: ANSWER:

	<u>Name of Child</u>	<u>Date of Birth</u>	<u>If not living Date of Death</u>	<u>Name of Husband or Wife</u>
1.	Ada Jeans Wooten	8/18/1912	3/4/1998	A.Z. Wooten
2.	Clifton Jeans	9/26/1916	1/11/2003	Annie Mae Jeans (Deceased)
3.	William Jeans	7/3/1910	5/20/2000	Carol Jeans (Deceased)
4.	Flora Jeans Sturgill Cole	3/18/1909	12/23/2006	OK Cole (Deceased)
5.	Robert Jeans	11/16/1915	6/2/1985	Laura Jeans (Former wife)

QUESTION 8 - The decedent did not have any adopted children, or step-children taken into his home.

QUESTION 9 - The decedent had no unpaid debts, known to the undersigned at the time of his death.

  
\_\_\_\_\_  
Signature of Affiant - WESLEY MASSEY

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2011.

  
\_\_\_\_\_  
Notary Public



My Commission Expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 20, 2011  
BONDED THROUGH INTEGRAL NOTARY SERVICE  
(SEAL)

**CORROBORATION AFFIDAVIT**

STATE OF MISSISSIPPI (To be signed by some person other than the one making the foregoing  
COUNTY OF DESOTO affidavit.)

RUTH SHARP, of lawful age, being first duly sworn, upon her oath states: That the information given in the above and foregoing affidavit, made by Wesley Massey is true and correct, to the best of the personal knowledge of this affiant

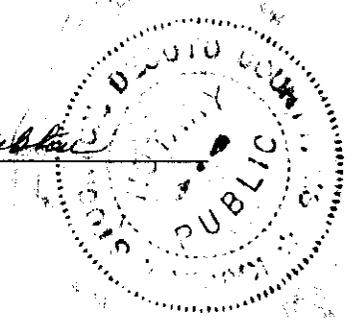
*Ruth Sharp*

\_\_\_\_\_  
RUTH SHARP - Corroborating Affiant

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2011.

*Wesley J. Massey*

\_\_\_\_\_  
Notary Public



My Commission Expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 20, 2011  
BONDED THROUGH LEGAL NOTARY SERVICE  
(SEAL)

**AFFIDAVIT of HEIRSHIP**  
*(Heirship of ROBERT JEANS Deceased)*

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

Comes now, RUTH SHARP of lawful age being first duly sworn, upon her oath deposes and says:

That she was personally well acquainted with the above decedent, during his lifetime, having known him for forty (40) plus years, and that affiant bears the following relationship to the said decedent, to-wit: *distant cousin*

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Affiant further states that the said decedent departed this life in Senatobia, Tate County, State of Mississippi, on or about June 2, 1985 being 70 years old at the date of his death.

Affiant further states that he/she 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 the 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: No

QUESTION 2 - If so, has the will been admitted to probate - at what place, and when?  
 ANSWER: N/A

QUESTION 3 - Has an administrator been appointed for the estate of said decedent?  
 ANSWER: No

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

QUESTION 5 - Give the name and address of the surviving widow or widower of decedent:  
 ANSWER: No surviving widow. The Decedent was married to Laura F. Jeans Garrett Matthews. The decedent divorced Laura F. Jeans and the decedent never married again.

QUESTION 6- On the blank lines below, give the names and places of residence of all surviving children of deceased, together with the other information called for:

	<u>Name of Child</u>	<u>Date of Birth</u>	If not living <u>Date of Death</u>	Name of <u>Husband or Wife</u>
1.	Winfield Jeans	8/17/1935	n/a	n/a

QUESTION 7- Give below the names of any deceased children of the decedent, together with the other information called for: ANSWER:

	<u>Name of Child</u>	<u>Date of Birth</u>	If not living <u>Date of Death</u>	Name of <u>Husband or Wife</u>
	Queen Esther Jeans	5/23/1935	deceased but date of death unknown to the affiant.	

QUESTION 8 - The decedent did not have any adopted children, or step-children taken into his home.

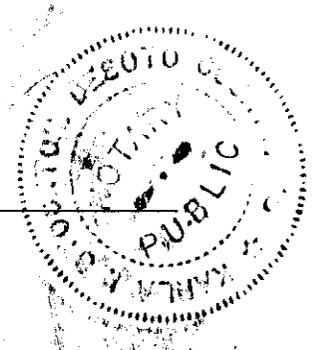
QUESTION 9 - The decedent had no unpaid debts, known to the undersigned at the time of his death.

*Ruth Sharp*  
*RUTH SHARP*

Signature of Affiant - RUTH SHARP

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2011.

*David J. Stubbs*  
Notary Public



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 20, 2011  
FOR MORE INFORMATION CALL NOTARY SERVICE  
(SEAL)

**CORROBORATION AFFIDAVIT**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

WESLEY MASSEY, of lawful age, being first duly sworn, upon his oath states: That the information given in the above and foregoing affidavit, made by Ruth Sharp is true and correct, to the best of the personal knowledge of this affiant

Wesley Massey  
WESLEY MASSEY - Corroborating Affiant

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2011.

David J. Stubbins  
Notary Public



My Commission Expires:  
MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 20, 2011  
BONDED THRU STEGALL NOTARY SERVICE  
(SEAL)

**AFFIDAVIT of HEIRSHIP**  
*(Heirship of ROBERT JEANS Deceased)*

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

Comes now, WESLEY MASSEY of lawful age being first duly sworn, upon his/her oath deposes and says:

That he was personally well acquainted with the above decedent, during his lifetime, having known him for thirty (30) plus years, and that affiant bears the following relationship to the said decedent, to-wit: *distant cousin*

---

Affiant further states that the said decedent departed this life in Senatobia, Tate County, State of Mississippi, on or about June 2, 1985 being 70 years old at the date of his death.

Affiant further states that he/she 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 the 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: No

QUESTION 2 - If so, has the will been admitted to probate - at what place, and when?  
 ANSWER: N/A

QUESTION 3 - Has an administrator been appointed for the estate of said decedent?  
 ANSWER: No

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

QUESTION 5 - Give the name and address of the surviving widow or widower of decedent:  
 ANSWER: No surviving widow. The Decedent was married to Laura F. Jeans Garrett Matthews. The Decedent divorced Laura F. Jeans and the decedent never married again.

QUESTION 6- On the blank lines below, give the names and places of residence of all surviving children of deceased, together with the other information called for:

	<u>Name of Child</u>	<u>Date of Birth</u>	If not living <u>Date of Death</u>	Name of <u>Husband or Wife</u>
1.	Winfield Jeans	8/17/1935	n/a	n/a

QUESTION 7- Give below the names of any deceased children of the decedent, together with the other information called for: ANSWER:

	<u>Name of Child</u>	<u>Date of Birth</u>	If not living <u>Date of Death</u>	Name of <u>Husband or Wife</u>
	Queen Esther Jeans	5/23/1935	deceased but date of death unknown to the affiant.	

QUESTION 8 - The decedent did not have any adopted children, or step-children taken into his home.

QUESTION 9 - The decedent had no unpaid debts, known to the undersigned at the time of his death.

Wesley Massey  
Signature of Affiant - WESLEY MASSEY

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2011.

Berta J. Stubbs  
Notary Public



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 20, 2011  
BONAFIDU THRU STEGALL NOTARY SERVICE

**CORROBORATION AFFIDAVIT**

STATE OF MISSISSIPPI

COUNTY OF DESOTO

RUTH SHARP, of lawful age, being first duly sworn, upon her oath states: That the information given in the above and foregoing affidavit, made by WESLEY MASSEY is true and correct, to the best of the personal knowledge of this affiant

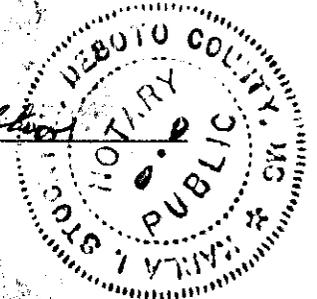
*Ruth Sharp*

RUTH SHARP - Corroborating Affiant

Subscribed and sworn to before me this 13<sup>th</sup> day of January, 2011.

*Dale J. Stegall*

Notary Public



My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC  
MY COMMISSION EXPIRES FEB. 20, 2011  
BONDED THRU STEGALL NOTARY SERVICE  
(SEAL)