

Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S10-10-0701	Grantors Address: 6701 Washington Avenue Ocean Springs, MS 39564 Home: <u>n/a</u> Work: <u>901-404-5157</u>	Grantees Address: 3094 Forest Bend Dr. Southaven, MS 38672 Home: <u>219-879-7904</u> Work: <u>Same</u>
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WARRANTY DEED

WESTIN HOMES, LLC
GRANTORS

TO

BOOKER T. GARNER AND BARBRIE GARNER,
GRANTEES

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, Westin Homes, LLC, do hereby sell, convey, and warrant unto Booker T. Garner and Barbrie Garner, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 24, Area 6, Section "A", Snowden Grove, P.U.D., located in Section 3, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 94, Pages 44-46, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 94, Pages 44-46, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2011 have been prorated, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer (s) of the Limited Liability Company, this the 18th day of February, 2011.

WESTIN HOMES, LLC

BY: 
Timothy Stracener
Authorized Agent

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Timothy Stracener, who acknowledged that as Authorized Agent for and on behalf of and by authority of Westin Homes, LLC, a Mississippi Limited Liability Company, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of February, 2011.


NOTARY PUBLIC

My Commission Expires:

