

3/07/11 10:12:08  
DK W BK 653 PG 242  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Space Above This Line for Recording Data

11080031

Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),  
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: Realty Title & Escrow Co Inc., 6397 Goodman Road, Suite 112, Olive Branch, MS 38654  
(662) 893-8077 (662) 893-8077

**WARRANTY DEED**

Grantor(s): Stanley Taylor and Maxine Taylor  
Address: 645 Chateau Pointe  
Southaven, MS 38672  
Phone: 901-235-8596 (Home) 901-238-8596 (Work, if any)

Grantee(s): Jason Shain Breland  
Address: 8770 Oak Ridge Drive  
Walls, MS 38680  
Phone: 901-248-2104 (Home) 901-574-2197 (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, We, the undersigned Grantors, **STANLEY TAYLOR AND MAXINE TAYLOR, husband and wife**, do hereby sell, convey and warrant unto **JASON SHAIN BRELAND, a married person**, 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:

**Lot 12, Oak Ridge Estates Subdivision, in Section 21, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 23, Pages 10-11, in the office of the Chancery Clerk of DeSoto County, Mississippi**

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 2011 shall be prorated among the parties.

WITNESS OUR SIGNATURES this 28th day of February, 2011.

Stanley Taylor  
Stanley Taylor

Maxine Taylor  
Maxine Taylor

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of February, 2011, within the jurisdiction, the within named Stanley Taylor and Maxine Taylor, who acknowledged that they executed the above and foregoing instrument.



(S E A L)

[Signature]

Notary Public

My Commission expires:

FILE #: S18090