

GRANTORS:

Amy D. Battles & Jerry A. Battles
23 Highway 51 South
Hernando, MS 38632
Hm: 901-647-1460/Wk: n/a

GRANTEES:

James Ricky Teague & Jackie L. Teague
10977 Highway 304
Hernando, MS 38632
Hm: 662-429-2490/Wk: 662-429-9614

Prepared by / William A. Brown - Bar No. 4708
Return to: Walker, Brown & Brown, P. A.
P. O. Box 276, 2540 Highway 51 South
Hernando, MS 38632, 662-429-5277

Indexing Instructions:
NE Quarter Section
Section 1, Township 3 South, Range 8 West
DeSoto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, AMY D. BATTLES a/k/a AMY BATTLE and husband, JERRY A. BATTLES a/k/a JERRY BATTLE, hereby sell, convey, and warrant unto the Grantees, JAMES RICKY TEAGUE and wife, JACKIE L. TEAGUE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads, flowage, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2011 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given upon delivery of this Deed.

By way of explanation, JERRY A. BATTLES a/k/a JERRY BATTLE previously quitclaimed his interest in said property to AMY BATTLE a/k/a AMY D. BATTLES wherein the names were printed incorrectly but signed correctly. JERRY A. BATTLES a/k/a JERRY BATTLE, husband of AMY D. BATTLES a/k/a AMY BATTLE, joins in this Deed to convey any remaining homestead, marital or any other rights he may have or hereinafter acquire in said property.

EXECUTED this the 11th day of March, 2011.

Grantors:

Amy D. Battles
 AMY D. BATTLES
 a/k/a AMY BATTLE

Jerry A. Battles
 JERRY A. BATTLES
 a/k/a JERRY BATTLE

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named AMY D. BATTLES a/k/a AMY BATTLE and husband, JERRY A. BATTLES a/k/a JERRY BATTLE, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 11th day of March, 2011.

Gina M. Arends
 Notary Public

My Commission Expires: _____
 1917br battles to teague wd



EXHIBIT "A"

A part of the Northeast Quarter of Section 1, Township 3, Range 8 West, more particularly described as: Beginning at a stake in the Intersection of the North line of the Northeast Quarter of Section 1, Township 3, Range 8 West, and the West right of way line of U.S. Highway 51, thence running along the West right of way line of U.S. Highway 51, South 0 degrees 30 minutes East 636 feet to a stake in the Southeast corner of a tract or parcel of land herein conveyed; thence running North 81 degrees 50 minutes West 307 feet to a point on the East right of way line of Old U. S. Highway 51 for the Southwest corner of the tract or parcel of land herein conveyed; thence running along the East right of way line of Old U.S. Highway 51 North 11 degrees 00 minutes East 595 feet to a point on the North line of said Northeast Quarter for the Northwest corner of the tract or parcel of land herein conveyed; thence running along the North line of said Northeast Quarter North 89 degrees 30 minutes East 180 feet to the point of beginning, which is the Northeast corner of the tract or parcel of land herein conveyed, containing 3.4 acres, more or less, on the North side of the 6.37 acres of land conveyed by R. W. Gale to Mrs. Myrtle Crisp by deed recorded in Book 24, page 190, of the deed records of said county, and being the same land conveyed by Albert W. Webster and wife, to Orena W. Gill by deed recorded in Book 42, page 339, of the land deed records of said county. And being the same land conveyed to the Grantor in deed of record in Book 89, page 423, of the land deed records of said county.

LESS & EXCEPT:PARCEL NO. 1

Begin at the point of intersection of the Southern line of Defendants property with the present Western right-of-way line of U.S. Highway No. 51 as shown on the plans for State Project No. 94-0029-02-007-10 (102552/001000); from said point of beginning run thence North 81° 36' 49" West along said Southern property line, a distance of 93.957 meters (308.258 feet) to the present Eastern right-of-way line of Old U.S. Highway No. 51; thence run North 10° 28' 49" East along said present Eastern right-of-way line, a distance of 40.463 meters (132.753 feet); thence run North 86° 36' 00" East along a line that is 23.000 meters (75.459 feet) Northerly of and parallel with the centerline of survey of Green T Road Relocation, a distance of 74.128 meters (243.202 feet) to a point that is 23.000 meters (75.459 feet) Northerly of and perpendicular to the centerline of survey of said Green T Road Relocation at Station 0+975; thence run North 23° 46' 34" East, a distance of 18.748 meters (61.509 feet); thence run North 01° 07' 29" West, a distance of 118.083 meters (387.411 feet) to the Northern line of Defendants property; thence run North 89° 29' 25" East along said Northern property line, a distance of 2.760 meters (9.055 feet) to the said present Western

right-of-way line of present U.S. Highway No. 51; thence run South $01^{\circ} 07' 28''$ East along said present Western right-of-way line, a distance of 157.006 meters (515.112 feet); thence run South $00^{\circ} 48' 46''$ East along said present Western right of way line, a distance of 36.157 meters (118.625 feet) to the point of beginning, containing 0.482 hectares (1.191 acres), more or less, and being situated in and a part of the Northwest $1/4$ of the Northeast $1/4$, Section 1, Township 3 South, Range 8 West, City of Hernando, Desoto County, Mississippi, and

PARCEL NO. 2

Begin at the point of intersection of the Northern line of Defendants property with the present Easterly right-of-way line of Old U.S. Highway No. 51 as shown on the plans for State Project No. 94-0029-02-007-10 (102552/001000); from said point of beginning run thence North $89^{\circ} 29' 25''$ East along said Northern property line, a distance of 8.090 meters (26.542 feet); thence run South $41^{\circ} 56' 31''$ West, a distance of 12.017 meters (39.426 feet); thence run South $87^{\circ} 01' 16''$ West, a distance of 1.725 meters (5.659 feet) to the said present Easterly right-of-way line of Old U.S. Highway No. 51; thence run North $10^{\circ} 31' 53''$ East along said present Easterly right-of-way line, a distance of 9.109 meters (29.885 feet) to the point of beginning, containing 0.004 hectares (0.011 acres), more or less, and being situated in and a part of the Northwest $1/4$ of the Northeast $1/4$, Section 1, Township 3 South, Range 8 West, City of Hernando, Desoto County, Mississippi.

Parcels No. 1 and 2 contain an aggregate of 0.486 hectares (1.201 acres), more or less.

All of the above excepting and excluding therefrom all oil and gas and other minerals which may be produced through a well bore.