

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: S02-11-0081	Grantors Address: <u>9313 Pigeon Roast</u> <u>Olive Branch ms</u> <u>38654</u> Home: <u>n-a</u> Work: <u>662-404-6166</u>	Grantees Address: <u>1965 Acorn Wood Dr.</u> <u>Olive Branch, MS 38654</u> Home: <u>n-a</u> Work: <u>901-461-8343</u>
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WARRANTY DEED

ZENAS E. IVY
GRANTOR

TO

DUSTIN L. HAYLES AND KATHERINE M. ASHCRAFT,
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, Zenas E. Ivy, do hereby sell, convey, and warrant unto Dustin L. Hayles and Katherine M. Ashcraft, as joint tenants 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 14, Phase I, Acorn Wood Subdivision, located in Section 28, Township 2 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 21, Pages 55-56 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 21, Pages 55-56, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation Patricia Ivy departed this life on the 10th day of December, 2010.

2

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

WITNESS my signature(s), this the 11th day of March, 2011.

Tina Ashcraft
Tina Ashcraft as Attorney in Fact for
Zenas E. Ivy

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, Tina Ashcraft, who acknowledged to me that she is Attorney in Fact for Zenas E. Ivy and Patricia Ivy and that for and on behalf of said Zenas E. Ivy and as her act and deed, she subscribed the name of Zenas E. Ivy to the foregoing instrument of writing as principal and her own name as attorney in fact, and signed and delivered the same on the day and year and in the capacity therein mentioned, having been first duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of March, 2011.

Paul C.
Notary Public

My commission expires:

