

Prepared by/Return to:  
Joseph M. Sparkman, Jr. MS # 9438  
Sparkman, Zummach & Perry, P.C.  
Attorneys at Law  
Post Office Box 266  
Southaven, MS 38671-0266  
662-349-6900  
FILE #: 110175

Grantor Address: 816 W. Lill Ave, Chicago, IL 60614  
Grantor Telephone Number: Home- n/a Work-773-294-6261  
Grantee Address: 840 Steele Rd., Hernando, MS 38632  
Grantee Telephone Number: Home-901-461-8526 Work- n/a

SP Capital Investors, LLC,

GRANTOR,

to:

WARRANTY DEED

Brian K. Keller, Et Ux

GRANTEE.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all which is hereby acknowledged, Grantor, SP Capital Investors, LLC, does hereby sell, convey and warrant unto Grantee, Brian K. Keller and wife, Tracy A. Keller, as tenants by the entirety with full rights of survivorship and not as tenants in common, all of its right, title and interest in the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

**INDEXING INSTRUCTIONS:**  
**PHASE I**

Lot 9, Love Station Subdivision, located in Sections 6 and 7, Township 4 South, Range 7 West, as per plat recorded in Plat Book 109, Page 28 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record including, but not limited to, Book 237, Page 56; Book 549, Page 632; Book 25, Page 543; and Book 190, Page 670; Book 608, Page 586 and Book 633, Page 540 which are of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year are to be paid by Grantee and possession is to be given with delivery of this Deed.

WITNESS the signature of the Grantor, this the 26th day of April, 2011.

SP Capital Investors, LLC  
 By: [Signature]  
 Scott Perry, Managing Member  
 By: [Signature]  
 Stacy Perry, Managing Member

State of Illinois  
 County of Cook

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Scott Perry and Stacy Perry, who acknowledged that they are Managing Members of SP Capital Investors, LLC, and that for and on behalf of said limited liability company, and as its act and deed, they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, after first having been duly authorized by said limited liability company so to do.

Given under my hand and official seal of office, this the 26th day of April, 2011.

[Signature]  
 Notary Public

My Commission expires:

