

**PREPARED BY AND RETURN TO:**

Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)  
7145 Swinnea Road Suite 2  
Southaven, MS 38671  
(662) 349-3930  
File # 11-1071

Indexing Instructions: Lot 1427, Sec D, Southaven West Subd, in  
Sec 22, T1S, R8W, Plat Book 3, Pgs 25-26, DeSoto County, Mississippi

**GRANTOR:**

The Estate of Vida M. Best, Deceased  
5384 WOODCHASE DRIVE  
SOUTHAVEN, MS 38671  
HOME: 901-299-3971  
WORK: NONE

**GRANTEES**

Jerry W. Talley and Patricia E. Talley  
2234 Ashland  
Southaven, MS 38671  
HOME: 901-493-2496  
WORK: 901-493-2497

## WARRANTY DEED

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 all of which is hereby acknowledged, Doris E. Stewart, acting in her official capacity as Executrix of The Estate of Vida M. Best, Deceased does hereby sell, convey and warrant unto Jerry W. Talley and Patricia E. Talley, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 1427, Section D, SOUTHAVEN WEST SUBDIVISION, in Section 22, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 3, Pages 25-26, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Clyde Erskine Best and Vida Mae Best by Warranty Deed of record in Book 74, Page 272, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 1085-2204.0-01427.00

Property Address: 2234 Ashland Drive, Southaven, MS 38671

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by it.

THIS conveyance is 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.

The Grantor herein further warrants that subject property constitutes no part of her homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 2 day of May, 2011.

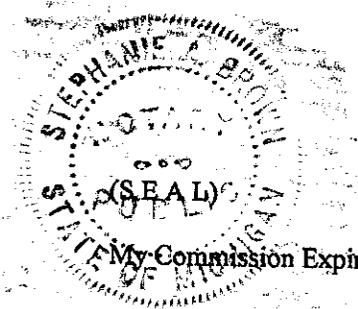
THE ESTATE OF VIDA M. BEST, DECEASED

By: Doris E. Stewart (SEAL)  
Doris E. Stewart, Executrix, pursuant to Order entered in the Chancery Court of DeSoto County, Mississippi, Chancery Cause #11-04-0708

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Doris E. Stewart**, who acknowledged to me that she is the **Executrix of The Estate of Vida M. Best, Deceased**, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 2 day of May, 2011.



Stephanie A. Brown  
Notary Public

My Commission Expires: 11/20/2011