

Space Above This Line for Recording Data

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: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Zachary A. Kistenfeger and Therese Kistenfeger
Address: 8 Alexander Court
Mt Zion, IL 62549
Phone: 901-289-3043(Home) 901-289-3043 (Work, if any)

Grantee(s): Patrick Ebner and Melissa Ebner
Address: 5755 Lindsey Cove
Southaven, MS 38671
Phone: 912-398-0140(Home) 912-398-0140(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, ZACHARY A. KISTENFEGER, who acquired title as Zachary A. Kistenfeger, AND THERESE KISTENFEGER, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, she may have to subject property by virtue of marriage to Zachary A. Kistenfeger, do hereby sell, convey and warrant unto PATRICK EBNER AND MELISSA EBNER, 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, and more particularly described as follows, to-wit:

Lot 42, Section "A", Highland Grove Subdivision, located in Section 6, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 93, Pages 6-8, 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 25th day of May, 2011.

Zachary A. Kistenfeger
Zachary A. Kistenfeger

Therese Kistenfeger
Therese Kistenfeger

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25th day of May, 2011, within the jurisdiction, the within named Zachary A. Kistenfeger and Therese Kistenfeger, who acknowledged that they executed the above and foregoing instrument.



(SEAL)

[Signature]
Notary Public

My Commission expires:

FILE #: S18304