

8/29/11 9:33:01  
DK W BK 663 PG 689  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:  
JAMES E. WOODS, MSB#7386  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
6897 Crumpler Blvd., Suite 100  
Olive Branch, MS 38654  
(662) 895-2996  
WLWS #00931.37831

X

GRANTOR(S) ADDRESS:  
P. O. Box 867  
New Albany, MS 38652  
Phone: 662-534-4774

GRANTEE(S) ADDRESS:  
2078 Queens Court  
Southaven, MS 38671  
Phone: 901-502-1838  
Phone: 901-515-8238

INDEXING INSTRUCTIONS: Lot 7, CARRIAGE COURT SUBDIVISION, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 102, Page 13.

**EBI LAND, LLC,**  
**a Mississippi limited liability company**

**TO:**

**BENJAMIN McCALEB and wife,**  
**ANGELA McCALEB**

**WARRANTY DEED**

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, **EBI LAND, LLC, a Mississippi limited liability company,** does hereby sell, convey and warrant unto **BENJAMIN McCALEB and wife, ANGELA McCALEB,** as tenants by the entirety 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 7, CARRIAGE COURT SUBDIVISION, situated in Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 102, Page 13, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to all easements as shown on plat of record and restrictive covenants for Carriage Court Subdivision recorded in Book 553, Page 94, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi. This conveyance is further

subject to Rights of Ways to Entergy Mississippi, Inc. recorded in Book 542, Page 171 and Book 549, Page 223, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The Grantees herein acknowledge and covenant that it is the Grantees' responsibility to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantees acknowledge and agree that Grantor is not responsible for any damages which hereafter may be suffered by Grantees or other property owners or parties as a result of site preparation work carried out by Grantee and his/her subcontractors and Grantees agree to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

It is agreed and understood that taxes for the year 2011 shall be prorated and paid by the Grantor when and as due and possession is given upon delivery of this Deed.

WITNESS THE SIGNATURE OF THE DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 19th day of August, 2011.

EBI LAND, LLC, a Mississippi Limited Liability Company  
BY: *Robert M. Bailey*  
ROBERT M. BAILEY, Member

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said County and State, on this 19th day of August, 2011, within my jurisdiction, the within named, ROBERT M. BAILEY, who acknowledged that he is a Member of EBI LAND, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed he executed the above and foregoing instrument after first having been duly authorized said limited liability company so to do.

*Bonita M. Szymanski*  
NOTARY PUBLIC

My Commission Expires: 11-13-2012

