

55
OC

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Jeffrey S. McCaskill, Esq. (MS Bar # 09405)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 11-1215

Indexing Instructions: Lot 4, 3rd Revision to Stewart 3 Lot S/D,
in Sec 31, T1S, R6W, Plat Book 90, Page 27, DeSoto County, Mississippi

GRANTORS:

Keith McAlister and Annette McAlister
5210 QUAIL Hollow
Olive Branch, MS 38654
HOME: 901-493-8926
WORK: 901-493-8925

GRANTEES

Anson Wade Long and Jennifer Ann Long
6216 Timber Oak Dr.
Olive Branch, MS 38654
HOME: 662-895-9573
WORK: 901-365-9746

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, **Keith McAlister and Annette McAlister, husband and wife**, do hereby sell, convey and warrant unto **Anson Wade Long and Jennifer Ann Long, 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 No. 4 on the final plat of the 3rd Revision to Stewart 3 Lot Subdivision, in Section 31, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 90, Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Keith McAlister and wife, Annette McAlister by Warranty Deed of record in Book 498, Page 138, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 1069-3127.0-00004.00

Property Address: 6215 Timber Oak Drive, Olive Branch, MS 38654

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 grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

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.

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

WITNESS OUR SIGNATURES, on this 27th day of September, 2011.

Keith McAlister (SEAL)
Keith McAlister

Annette McAlister (SEAL)
Annette McAlister

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 **Keith McAlister and Annette McAlister** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 27th day of September, 2011.

Sherrit T. Davis

Notary Public

(SEAL)

My Commission Expires:

