10/04/11 12:27:09
DK W BK 667 PG 66
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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 # 08-1127

Indexing Instructions: Lot 785, Section D, Greenbrook S/D, in Sec 19, T1S, R7W, Plat Book 9, Pages 42-43, De Soto County, Mississippi

GRANTOR:
James T. Smith
285 Cherry Tree Lane
Southaven, MS 38671
HOME: 662.536.0694
WORK: N/A

GRANTEE
Janice Sandy
831 Valley Springs
Southaven, MS 38671
HOME: 901 517 7394
WORK: None

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, **James T. Smith, a married man**, does hereby sell, convey and warrant unto **Janice Sandy, a single woman, as sole owner,** the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi, more particularly described as follows, to-wit:

Lot 785, Section D, GREENBROOK SUBDIVISION, in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 9, Pages 42-43, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel Number: **1074-1905.0-00785.00**

Property Address: **831 Valley Springs, Southaven, MS 38671**

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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 grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

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 his 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 MY SIGNATURE, on this 14th day of September, 2011.

(SEAL)
James T. Smith

STATE OF MISSISSIPPI
COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **James T. Smith** who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 14th day of September, 2011.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 3077 SHERRI T. DAVIS Commission Expires March 20, 2012 DE SOTO COUNTY

Notary Public

(S E A L)

My Commission Expires:

*****NO TITLE SEARCH WAS REQUESTED AND NONE WAS PROVIDED BY PREPARER OF THIS INSTRUMENT*****