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This Instrument Prepared By and Return To:
Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN 38138;
901-754-6440, MS Bar # 2492

WARRANTY DEED

GRANTOR: **Craig L. & Shelly B. Wenner**
1213 Pontotoc St.
Hernando, Ms. 38632
Phone: (901) 517-3212 NA

GRANTEE: **Jabbar Rucker**
5552 Corey Cv.
Horn Lake, MS 38637
Phone: 901-754-6440 NA

THIS INDENTURE, made and entered into this 30th day of September, 2011, by and between **Craig L. Wenner and wife, Shelly B. Wenner**, GRANTOR, and **Jabbar Rucker**, unmarried, GRANTEE herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors have bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 33, Holly Grove Subdivision, situated in Section 30, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 75, Pages 14-15, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Grantor herein by Quit Claim Deed of record in Book 480, Page 450, and by Warranty Deed of record in Book 445, Page 576 in said Chancery Clerk's Office.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantee, his heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record as shown in Plat Book 75, Pages 14-15; Easements of record in Book 389, Page 277 and Book 410, Page 459; Joinder of Mortgagee & Owner (to Plat) of record in Book 399, Page

555; Holly Grove Subdivision Restrictive Covenants of record in Book 611, Page 369; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors the day and year first above written.

Craig L. Wenner
Craig L. Wenner
Shelly B. Wenner
Shelly B. Wenner

STATE OF MS
COUNTY OF DeSoto

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Craig L. Wenner and Shelly B. Wenner**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of September 2011.

My Commission Expires: 6/21/15 Elizabeth A. Meyer
Notary Public

