

INDEXING INSTRUCTIONS:
Index in the Northwest Quarter of Section 27, Township
2, Range 9

PREPARED BY:
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WARRANTY DEED
(Subject to Reservation of Life Estate)

GRANTORS:
J.L. Ledbetter, Jr. and wife,
Margaret R. Ledbetter
744 CR 115
New Albany, MS 38652
(662) 534-5611

GRANTEE:
Kathy L. Dickson, Trustee of the Ledbetter
Irrevocable Trust
8371 Greenbrook Parkway
Southaven, MS 38671
(662) 342-1047

In consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, J.L. Ledbetter, Jr. and Margaret R. Ledbetter, Grantors, hereby grant, bargain, sell, convey and warrant unto Kathy L. Dickson, Trustee of the Ledbetter Irrevocable Trust under an agreement dated June 20, 2011, Grantee, the real property, together with all improvements located thereon, located in DeSoto County, Mississippi, described as follows:

SEE ATTACHED EXHIBIT A

LESS AND EXCEPT any portion of the property described on Exhibit A previously conveyed by Grantors.

The transfer of the property described on Exhibit A is subject to the reservation by the Grantors of a life estate interest in all of the property described on Exhibit A, the duration of which is to be measured as to the Grantors by their own lifetime.

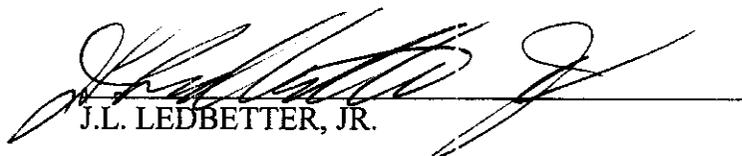
THE ABOVE DESCRIBED PROPERTY IS NOT PART OF THE GRANTORS' HOMESTEAD.

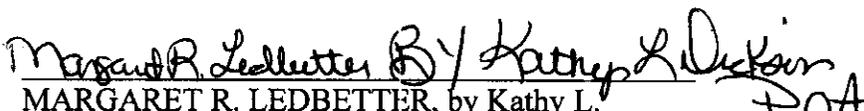
THIS CONVEYANCE AND WARRANTY IS MADE SUBJECT TO THE FOLLOWING:

1. 2011 city and county ad valorem taxes which are not yet due and payable.
2. Mineral reservations and conveyances, if any, by prior owners.
3. All rights-of-way and easements of record for public roads/streets and public utilities.
4. All easements, restrictions and restrictive covenants, if any, of record.

It being the intent for Grantors to convey all property currently owned in the property described on Exhibit A, less and except property previously conveyed by Grantors.

WITNESS THE SIGNATURE of the Grantors on this the 30 day of Sept., 2011.


 J.L. LEDBETTER, JR.


 MARGARET R. LEDBETTER, by Kathy L. Dickson
 Dickson as attorney-in-fact pursuant to General Durable Power of Attorney recorded as Instrument Number 2010001858 in the Office of the Chancery Clerk of Union County, Mississippi

STATE OF MISSISSIPPI
COUNTY OF Union

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, 2011, within my jurisdiction, the within named J.L. LEDBETTER, JR., who acknowledged that he executed the above and foregoing instrument.

Tina Orman
NOTARY PUBLIC

My Commission Expires:

Aug. 6, 2014

(SEAL)



STATE OF MISSISSIPPI
COUNTY OF Union

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of September, 2011, within my jurisdiction, the within named KATHY L. DICKSON, who acknowledged that she is attorney-in-fact for MARGARET R. LEDBETTER, as shown in the General Durable Power of Attorney recorded as Instrument Number 2010001858 in the Office of the Chancery Clerk of Union County, Mississippi, and that in said representative capacity, she executed the above and foregoing instrument, after first having been duly authorized so to do.

Tina Orman
NOTARY PUBLIC

My Commission Expires:

Aug. 6, 2014

(SEAL)



GRANTORS AND GRANTEE HAVE NOT REQUESTED AND THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER DOES NOT, BY THIS INSTRUMENT, CERTIFY THE VALIDITY OF TITLE NOR THE CORRECTNESS OF THE DESCRIPTION(S) CONTAINED HEREIN.

EXHIBIT A

10.3 acres in the Northwest Quarter of Section 27, Township 2, Range 9, described as COMMENCING at an iron pin 1,071.60 feet south of the northwest corner of said Section 27; thence North 89° 45' 05" east 350.76 feet to an iron pin; thence south 441.82 feet to an iron pin; thence north 88° 23' 56" east 959.54 feet to an iron pin in the point of beginning of the herein conveyed tract; thence north 00° 14' 19" west 541.01 feet to an iron pin; thence north 89° 35' 49" east 610.0 feet to an iron pin; thence south 368.44 feet to an iron pin; thence north 88° 23' 56" east 769.97 feet to an iron pin in Baker Road; thence with said road south 4° 22' 19" east 160.00 feet to an iron pin in Ward's north line; thence with Ward's line south 88° 23' 56" west 1,390.14 feet to an iron pin and the point of beginning, containing 10.3 acres, more or less, as shown by the survey of Ronald R. Williams, dated November 13, 1973.

(Source of title: Deed Book 149 at Page 395)