

**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 # 11-1216

Indexing Instructions: Lot 159, Sec C, Parcel 6, Central Park  
Nhood, in Sec 29, T1S, R7W, PB 74, Pg 36, DeSoto County, Mississippi

GRANTORS:  
Wendy R. Harris and Glenn Harris

GRANTEE  
Jelani M. Duffy 7784 Mary Payton Dr.  
Southaven, MS 38671

HOME: 1648 Colonial Hills Dr. Southaven MS 38671  
WORK: 662-548-5457  
662-548-5456

HOME: 901-547-0416  
WORK: 901-857-0417

# 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, **Wendy R. Harris and Glenn Harris, wife and husband** do hereby sell, convey and warrant unto **Jelani M. Duffy, as sole owner**, 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 159, Section C, Parcel 6, CENTRAL PARK NEIGHBORHOOD, in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 74, Page 36, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**Being the same property conveyed to Wendy R. Harris and Glenn Harris by Warranty Deed of record in Book 407, Page 377, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

*Handwritten:*  
Escrow  
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Cally  
Feed

*Handwritten:* 2

Parcel # 1079-2923.0-000159.00

Property Address: 7784 Mary Payton Drive, Southaven, MS 38671

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 grantee or their assigns any deficit on actual proration and likewise, the grantee agrees 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 17th day of October, 2011.

Wendy R. Harris (SEAL)  
Wendy R. Harris  
Glenn Harris (SEAL)  
Glenn Harris

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 Wendy R. Harris and Glenn Harris, wife and husband 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 17th day of October, 2011.



[Signature]  
Notary Public

(SEAL)

My Commission Expires: