

11/04/11 10:24:48
DK W BK 669 PG 175
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared By:
Law Office of George B. Ready, MSB #4674
Post Office Box 127
Hernando, Mississippi 38632
(662) 429-7088
PRIC1011

RETURN TO: 11080379
Realty Title
6397 Goodman Road
Suite 112
Olive Branch, MS 38654
Ph # 662-893-8077

INDEXING INSTRUCTIONS: Lot 105, Section D, Magnolia Estates S/D, Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, Plat Book 36, Page 29.

Grantor(s) Address:
4122 Rosebury Lane
Horn Lake, MS 38637

Home: 901-487-2560
Work: Same

Grantee(s) Address:
6685 Magnolia Dr
olive branch, ms 38654
Home: 901-517-3315
Work: n/a

TODD J. SCHAEFER AND
SUSAN L. SCHAEFFER, BOTH
UNMARRIED PERSONS

GRANTOR(S)

TO

ROGER A. PRICE, JR.
AN UNMARRIED PERSON

GRANTEE(S)

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 which is hereby acknowledged, we, TODD J. SCHAEFER AND SUSAN L. SCHAEFER, BOTH UNMARRIED PERSONS, (GRANTORS), do hereby sell, convey and warrant unto ROGER A. PRICE, JR., AN UNMARRIED PERSON, (GRANTEES), the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, situated in DeSoto County, Mississippi, and more particularly described as follows, to wit:

LOT 105, SECTION D, MAGNOLIA ESTATES SUBDIVISION, situated in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 36, Page 29, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property as conveyed to Grantor(s) of record in Deed Book 577, Page 455, of record in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in DeSoto County, Mississippi, right of ways and easements for public roads and public utilities, and restrictive covenants for said subdivision.

It is understood and agreed that the taxes for the year 2011 have been prorated as of this date on an estimated basis only and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession to take place upon closing.

WITNESS OUR SIGNATURES, this the 31st day of October, 2011.

Todd J. Schaefer

 Todd J. Schaefer

*Susan L. Schaefer by
 Todd J. Schaefer her
 Attorney-in-Fact*

 Susan L. Schaefer, by Todd J. Schaefer her
 Attorney-in-Fact

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the aforesaid county and state, on this the 31st day of October, 2011, within my jurisdiction, the within named TODD J. SCHAEFER, who acknowledged he executed the above and foregoing instrument.

Given under my hand and seal at office this the 31ST day of October, 2011.

[Signature]

 Notary Public



My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 31st day of October, 2011, within my jurisdiction, the within named TODD J. SCHAEFER, who acknowledged that he is Attorney-in-Fact of SUSAN L. SCHAEFER and that for and on behalf of said SUSAN L. SCHAEFER he subscribed the name of SUSAN L. SCHAEFER to the foregoing instrument of writing and principal as his own name as Attorney-in-Fact and signed and delivered the same on the day and year, and in the capacity therein mentioned, after first having been duly authorized so to do.

Given under my hand and seal at office this the 31ST day of October, 2011.

[Signature]

 Notary Public



My Commission Expires: