

SPACE ABOVE THIS LINE FOR RECORDING PURPOSES ONLY

File #: 2011082348

Prepared By and Return to:  
Barry W. Bridgforth, Jr. MSB#9797  
5293 Getwell Road  
Southaven, Mississippi 38672  
(662) 393-4450

GRANTOR:

HERNANDO DESOTO HABITAT FOR HUMANITY, INC.,  
a Mississippi corporation  
P.O. Box 845  
Hernando, MS 38632  
662-393-4450

GRANTEE:

ROBENIA JOYNER  
179 Southern Street  
Hernando, MS 38632

Work: 662-429-2070

Home: 662-429-2167

**Indexing Instructions: Part of the Southeast Quarter of Sec. 13, TS 3S, R 8W.**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, HERNANDO DESOTO HABITAT FOR HUMANITY, INC., a Mississippi corporation ("Grantor"), hereby sells, conveys

and warrants specially unto ROBENIA JOYNER, an adult resident citizen of Mississippi, ("Grantee"), the following described property lying and being situated in DeSoto County, Mississippi, to-wit:

**SEE EXHIBIT "A"**

This conveyance is subject to all valid and existing recorded rights-of-way, easements, covenants, all prior severances and leases of oil, gas and minerals on, in and under said land, other matters of record and to ad valorem taxes for the year 2012, which shall be prorated between Grantor and Grantee and shall be paid by Grantor.

This conveyance is also subject to the terms and provisions of one or more Deeds of Trusts being executed by Grantee simultaneously with the execution of this instrument with the Deeds of Trust being in favor of a trustee for the benefit of Grantor as beneficiary, with the Deeds of Trusts containing provisions, including but not limited to a Right of First Refusal and Agreement Concerning Sale. Cancellation of the Deeds of Trust shall be deemed a cancellation of the terms and provisions of the Deeds of Trust, including but not limited to a Right of First Refusal and Agreement Concerning Sale.

This conveyance is also subject to Declaration of Covenants and Restrictions attached hereto as Exhibit "B".

WITNESS THE SIGNATURE OF THE GRANTOR this the 15th day of December, 2011.

**HERNANDO DESOTO HABITAT FOR HUMANITY, INC.**

By: Marcus Manning  
**Marcus Manning – President**

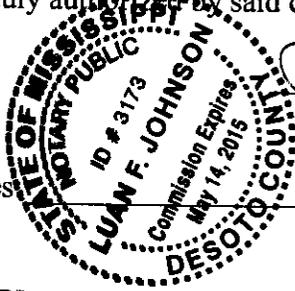
Robenia Joyner  
**ROBENIA JOYNER**

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of December, 2011, within my jurisdiction, the within named Marcus Manning, who acknowledged that he is President of **Hernando DeSoto Habitat For Humanity, Inc.** a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

(S E A L)

My Commission Expires \_\_\_\_\_



Luan F. Johnson  
Notary Public

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of December, 2011, within my jurisdiction, the within named **ROBENIA JOYNER**, who acknowledged that she executed the above and foregoing instrument.

(S E A L)

My Commission Expires \_\_\_\_\_



Luan F. Johnson  
Notary Public

## EXHIBIT "A"

DK W BK 671 PG 615

**LEGAL DESCRIPTION OF A 0.23-ACRE (10,138 SF) LOT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 WEST, CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI BEING PART OF TOWN LOT 339, CITY OF HERNANDO, DESOTO COUNTY, MISSISSIPPI:**

Commencing at an iron pin (found) at the Southwest corner of Town Lot 339, as same is found on the Town Map on file in the Office of the Chancery Clerk, DeSoto County, Mississippi; thence along the West line of said Town Lot 339 North 02 degrees 25 minutes 06 seconds East for a distance of 214.14 feet to an iron pin (set), said point being the **POINT OF BEGINNING**; thence continue along the West line of said Town Lot 339 North 02 degrees 25 minutes 06 seconds East for a distance of 120.00 feet to a cotton picker spindle (found) on the southern right-of-way of Southern Street; thence along the southern right-of-way of said Southern Street South 85 degrees 40 minutes 28 seconds East for a Called distance of 80.13 feet (Measured=86.90 feet) to the corner of an existing fence line; thence leaving the southern right-of-way of said Southern Street, run along said existing fence line South 04 degrees 42 minutes 02 seconds West for a distance of 120.00 feet to an iron pin (set); thence leaving said existing fence line run North 85 degrees 37 minutes 47 seconds West for a distance of 82.12 feet to an iron pin (set), said point being the Point of Beginning.

All lying and being in the Southeast Quarter of Section 13, Township 3 South, Range 8 West, City of Hernando, DeSoto County, Mississippi, and containing 0.23 acres (10,138 square feet), more or less.