

Space Above This Line for Recording Data

Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

Return to: Austin Law Firm, P.A., 6928 Cobblestone Blvd, Suite 100, Southaven, MS 38672
(662) 890-7575

PREPARED BY & RETURN TO:
AUSTIN LAW FIRM, P.A.
ATTORNEYS AT LAW
3928 COBBLESTONE DRIVE, SUITE 100
SOUTHAVEN, MS. 38672
662-890-7575

WARRANTY DEED

Grantor(s): Willene O'Kelley
Address: 1208 Troy Hicman Road
Troy, TN 38260
Phone: 731-504-8726 / none

Grantee(s): Tracy Darby and Gary Darby
Address: 6137 Autumn Point
Olive Branch, MS 38654
Phone: 256-724-2442 - Nm & W o/lk

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, I, the undersigned Grantor, **WILLENE O'KELLEY, an unmarried person**, do hereby sell, convey and warrant unto **TRACY DARBY and husband, GARY DARBY, as tenants by the entirety with full right of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 33, Autumn Point Subdivision, located in Section 31, Township 1 South, Range 6 West and Section 6, Township 2 South, Range 6 West, DeSoto County, Mississippi, as recorded in Plat Book 75, Pages 39-41 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said lands are 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; taxes for the year 2012 shall be prorated among the parties.

WITNESS MY SIGNATURE this 20th day of January, 2012.

Willene O'Kelley
Willene O'Kelley

STATE OF MISSISSIPPI

COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of January, 2012, within the jurisdiction, the within named Willene O'Kelley, who acknowledged that she executed the above and foregoing instrument.

Michael D. Aultman
Notary Public

(SEAL)

My Commission expires: 10-13-13



FILE #: S19003