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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

X Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672  
(662) 892-6536

### WARRANTY DEED

Grantor(s): Clinton W. Alford and Judith A. Alford  
Address: 21 Myers Road  
Byhalia, MS 38611  
Phone: 901-277-2186 (Home) N/A (Work, if any)

Grantee(s): Sheila W. Dunlap  
Address: 10170 Oak Leaf Dr  
Olive Branch, MS 38654  
Phone: 901-267-7222 (Home) N/A (Work, if any)

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, the undersigned Grantors, **CLINTON W. ALFORD and wife, JUDITH A. ALFORD**, do hereby sell, convey and warrant unto **SHEILA W. DUNLAP**, a single person, 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 491, Section L, Magnolia Estates Subdivision, located in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 48, page 2 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 OUR SIGNATURES this 30th day of January, 2012.

*Clinton W. Alford*  
Clinton W. Alford

*Judith A. Alford*  
Judith A. Alford

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of January, 2012, within the jurisdiction, the within named Clinton W. Alford and Judith A. Alford, who acknowledged that they executed the above and foregoing instrument.

*[Signature]*  
Notary Public

(S E A L)

My Commission expires:



FILE #: S19215