
Prepared by and Return to:
Hugh H. Armistead, Attorney
MS Bar No. 1615
6879 Crumpler Boulevard, Suite 100
Olive Branch, MS 38654
662-895-4844

Indexing Instructions: 8.705 acres, more or less, in the Northwest Quarter of Section 16, Township 3 South, Range 7 West, DeSoto County, Mississippi.

JOSEPH D. ROSS, ET UX
1770 Tara Lakes Drive, Hernando, MS 38632
Home No. (901) 603-7438; Business No. (901) 356-0636

GRANTORS,

TO

WARRANTY DEED

STEPHEN ANDREW NICHOLS
2236 Jaybird Road, Hernando, MS 38632
Home No. (662) 404-0909; Business No. (662) 895-2000

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, **JOSEPH D. ROSS and wife, REGINA L. ROSS**, the undersigned Grantors, do hereby sell, convey and warrant unto **STEPHEN ANDREW NICHOLS**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; and to any prior conveyances or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel, in, on and under subject property.

Taxes for the year 2012 are to be prorated and possession is to take place upon delivery of deed.

WITNESS OUR SIGNATURES, this the 17th day of February, 2012.



JOSEPH D. ROSS



REGINA L. ROSS

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 17th day of February, 2012, within my jurisdiction, the within named **JOSEPH D. ROSS and wife, REGINA L. ROSS**, who acknowledged that they executed the above and foregoing Warranty Deed.



NOTARY PUBLIC

My Commission Expires: 9/26/15



EXHIBIT "A" TO WARRANTY DEED**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

8.705 acres, more or less, situated in the Northwest Quarter of Section 16, Township 3 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at the Northwest corner of said Section 16; thence North 84 degrees 36 minutes 00 seconds East, a distance of 39.59 feet, thence South 5 degrees 24 minutes 00 seconds East, a distance of 968.05 feet; thence South 5 degrees 24 minutes 00 seconds East, a distance of 249.55 feet to a 3/8 inch rebar set being the POINT OF BEGINNING; thence North 84 degrees 36 minutes 36 seconds East, a distance of 275.00 feet to a 3/8 inch rebar set; thence North 5 degrees 24 minutes 00 seconds West, a distance of 250.00 feet to a 3/8 inch rebar set; thence North 84 degrees 31 minutes 00 seconds East, a distance of 1005.27 feet to a 1/2 inch rebar found; thence South 5 degrees 30 minutes 08 seconds East, a distance of 349.94 feet to a 1/2 inch rebar found; thence South 84 degrees 32 minutes 02 seconds West, a distance of 1280.89 feet to a steel fence rail found on the east right of way of Jaybird Road (80 feet right of way); thence North 5 degrees 24 minutes 00 seconds West along said East right of way, a distance of 100.00 feet to the POINT OF BEGINNING, said described tract containing 8.705 acres, more or less, being subject to all codes, regulations, revisions, covenants, easements and rights of way that may apply.

PORTION OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 7 WEST, HERNANDO COUNTY, MISSISSIPPI

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 7 WEST JOHN ZEBUTIS PROPERTY

TRACT 1
1.576 ACRES

TRACT 2
2.705 ACRES



HENSLEY LAND SURVEYING
1681 WEST OAK GROVE
HERNANDO, MS 38632
601-729-0129

SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 7 WEST, HERNANDO COUNTY, MS
REFERENCE MATERIALS
MEN SOUTH SURVEY DATED 3-23-93
SEALS 1"=100' DATE 1-14-99
CLASS OF SURVEY

NOTE: HENSLEY LAND SURVEYING IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY DATA

