

3/16/12 2:34:57
DK W BK 677 PG 58
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC

* Almon M. Ellis, Jr., Attorney (MS Bar # 101914)

7145 Swinnea Road Suite 2

Southaven, MS 38671

(662) 349-3930

File # 12-1045

Indexing Instructions: Lot 392, Sec C, Lake Forest Subdivision,
in Sec 25, T1S, R9W, Plat Book 12, Pgs 5-7, DeSoto County, Mississippi

GRANTORS:

Mervin Page and Fonda Page

404 WILDWOOD DRIVE

ADEL, GA 31620

HOME: 901-831-5218

WORK: NONE

GRANTEE

William H. McKelvey and Letetia M. McKelvey

6714 Slash Pine

Walls, MS 38680

HOME: 662-228-9325

WORK: 662-342-3400

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 all of which is hereby acknowledged, **Mervin Page and Fonda Page, husband and wife** does hereby sell, convey and warrant unto **William H. McKelvey and Letetia M. McKelvey, husband and wife**, 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, more particularly described as follows, to-wit:

Lot 392, Section C, LAKE FOREST SUBDIVISION, in Section 25, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 12, Pages 5-7, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Mervin Page and Fonda Page by Warranty Deed of record in Book 449, Page 259, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 1097-2501.0-00392.00

Property Address: 6714 Slash Pine, Walls, MS 38680

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

THIS conveyance is 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 or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 15th day of March, 2012.

 (SEAL)
Mervin Page
 (SEAL)
Fonda Page

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Mervin Page and Fonda Page**, husband and wife who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 15th day of March, 2012.


Notary Public

(SEAL)

My Commission Expires:

