

PREPARED BY AND RETURN TO:

X Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 12-1079

Indexing Instructions: Lot 25, Smokey Hollow Farms, Plat Book 8, Pgs
37-39 & Part of the SE ¼ of the NW ¼, all in Sec 33, T3S, R5W, DeSoto
County, Mississippi

GRANTOR:

Tina L. Penna Doddridge
9665 Stuart Cove
Olive Branch, MS 38654
HOME: (901) 598-2326
WORK: (901) 692-9416

GRANTEE

Richard Carlisle
225 Timber Lane
Oxford, MS 38655
HOME: 662-236-7560
WORK: 662-514-6857

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, **Tina L. Penna n/k/a Tina L. Penna Doddridge** does hereby sell, convey and warrant unto **Richard Carlisle, as sole owner**, 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:

Indexing Instruction: Lot 25, Smokey Hollow Farms Subdivision, in Section 33, Township 3 South, Range 5 West, per Plat Book 8, Pages 37-39 and part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 3 South, Range 5 West, DeSoto County, Mississippi

Tract 1:

Lot 25, SMOKEY HOLLOW FARMS SUBDIVISION, in Section 33, Township 3 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof

recorded in Plat Book 8, Pages 37-39, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Tract 2:

0.49 acre, more or less, tract of land being part of the Southeast Quarter of the Northwest Quarter of Section 33, Township 3 South, Range 5 West, DeSoto County, Mississippi and being more particularly described as follows to-wit:

Beginning at a point on the Southwest line of Williams Road, said point being the common corner between Lots 24 and 25 of Smokey Hollow Farms Subdivision; thence South 04 degrees 30 minutes 00 seconds East along the Southwest line of Williams Road a distance of 263.78 feet to a point; thence South 84 Degrees 47 minutes 04 seconds West along an old wire fence a distance of 600.05 feet to a point; thence North 04 degrees 30 minutes 00 seconds West a distance of 271.27 feet to an iron pin found at the Southwest corner of said Lot 24; thence North 85 degrees 30 minutes 00 seconds East a distance of 600.00 feet to the Point of Beginning.

Both tracts together containing 3.67 acres, more or less; subject to existing easements, rights-of-way, subdivision and zoning regulations in effect in DeSoto County, Mississippi.

Being the same property conveyed to Tina L. Penna by Special Warranty Deed of record in Book 479, Page 88, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 3058-3301.0-00025.00

Property Address: 5487 Williams Road, Byhalia, MS 38611

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 grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by her.

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.

The Grantor herein further warrants that subject property constitutes no part of her homestead and is not subject to the homestead rights of any person at the time of conveyance.

Grantor further warrants that Tina L. Penna, who acquired title to subject property by

Special Warranty Deed of record in Book 479, Page 88, in the office of the Chancery Clerk of DeSoto County, Mississippi, is one and the same as Tina L. Penna Doddridge.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS MY SIGNATURE, on this 16th day of March, 2012.

Tina L. Penna n/k/a Tina L. Penna Doddridge
(SEAL)
Tina L. Penna n/k/a Tina L. Penna Doddridge

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 **Tina L. Penna n/k/a Tina L. Penna Doddridge** who acknowledged to me that she executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as her own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 16th day of March, 2012.

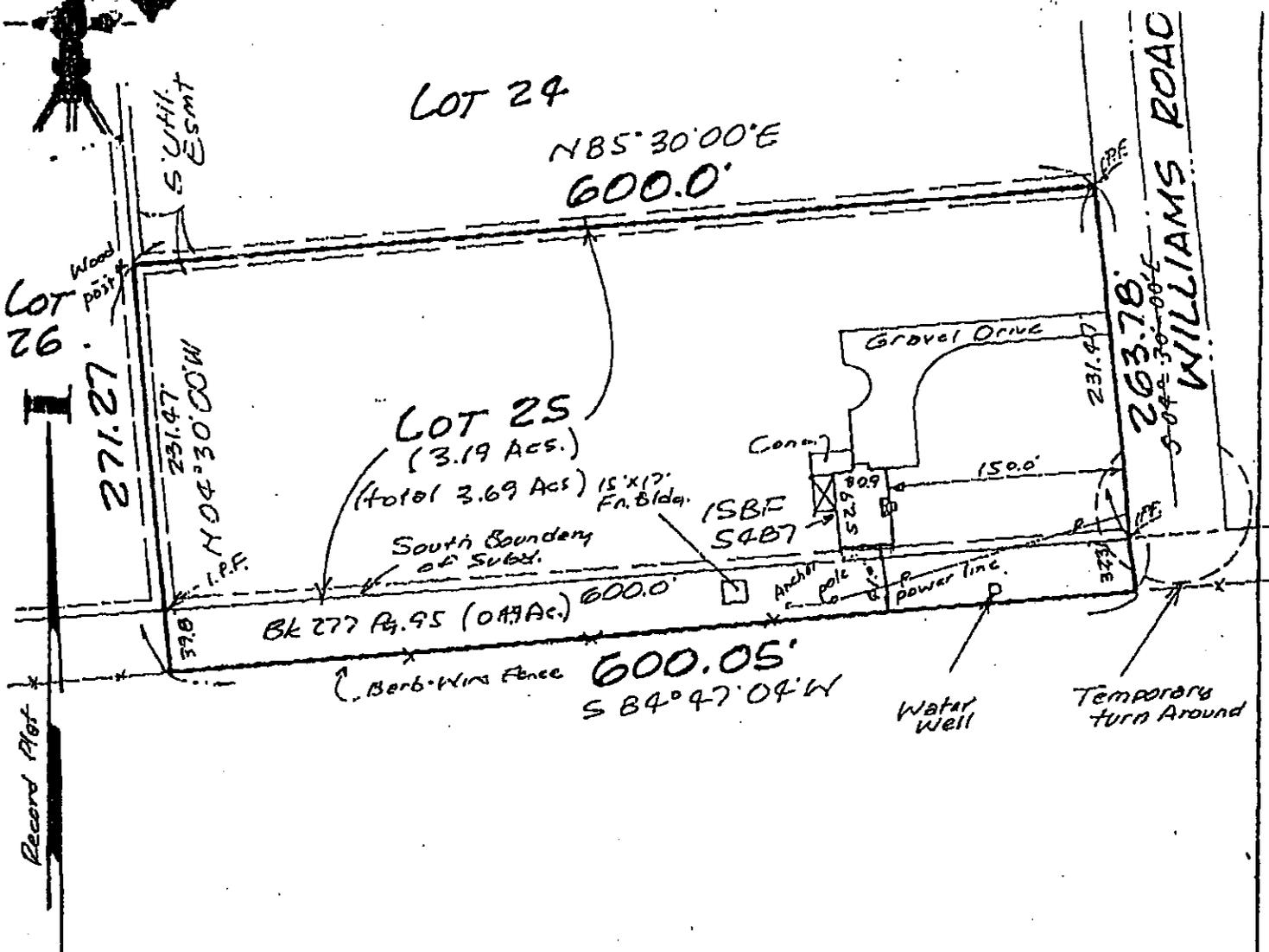


[Handwritten Signature]

Notary Public

(S E A L)

My Commission Expires:



Scale 1" = 100'
 Nov. 10, 1995

PROPERTY DESCRIPTION

Lot 25, Smokey Hollow Farms Subdivision in Section 33, Township 3 South, Range 5 West as recorded in Plat book 8, Pages 37-39 and a 0.49 acre tract of land being part of the southeast quarter of the northwest quarter of Section 33, Township 3 South, Range 5 West in Desoto County Chancery Court Clerks Office, Desoto County, Mississippi

Beginning at a point in the southwest line of Williams Road, said point being a common corner of Lots 24 and 25; thence $S 04^{\circ} 30' 00'' E$ along said southwest line a distance of 263.78 feet to a point; thence South 84 degrees 47 minutes 04 seconds West a distance of 600.05 feet to a point; thence North 04 degrees 30 minutes 00 seconds West a distance of 271.27 feet to a point in Lot 24; thence along the line dividing Lots 24 and 25, North 85 degrees 30 minutes 00 seconds East a distance of 60.0 feet to the point of beginning.

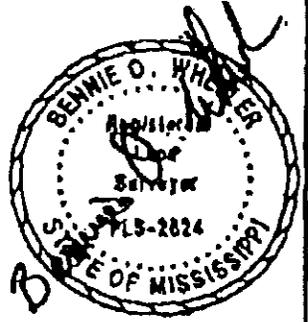
A one story brick and frame dwelling identified as 5487 Williams Road occupies the above described property and is located as shown.

CLASS B SURVEY 1:7500

This survey meets the minimum requirements for the state of Mississippi.
 This property is not located in a special flood hazard area per FEMA map number 28033C 0150 D 5-3-90 Zone X
 Census Tract No. 709

I hereby certify that this survey has been made using the latest recorded deed, that there are no visible encroachments or projections other than those shown and that the survey is true and correct to the best of my knowledge and belief.

CAMPBELL SURVEYING CO. INC.
 1023 S. YATES • SUITE 201 • MEMPHIS, TN 38119 • (901) 683-9114



BOONE

— 1ST TRUST —

MARV ELLEN