

<b>Prepared by and Return to:</b>  Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412  File No: S02-12-0147	<b>Grantors Address:</b>  P. O. Box 486  Hernando, MS 38632  Home: <u>N.A.</u> Work: <u>901-626-1041</u>	<b>Grantees Address:</b>  2123 HWY 301 S  Hernando, MS 38632  Home: <u>901-619-0017</u> Work: <u>901-522-2616</u>
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**WARRANTY DEED**

POUNDERS FAMILY IRREVOCABLE TRUST,  
DATED JANUARY 20, 2012  
PATRICIA P. SMITH AND CHARLES A. POUNDERS, TRUSTEES  
GRANTORS

TO

LEE ANN COOPER, AND HUSBAND, BRIAN K. COOPER  
GRANTEE

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, Pounders Family Irrevocable Trust, dated January 20, 2012, Patricia P. Smith and Charles A. Pounders, Trustees, do hereby sell, convey, and warrant unto Lee Ann Cooper, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit: and husband, Brian K. Cooper, as tenants by the entirety with full rights of survivorship and not as tenants in common,

One (1) acre more or less in the shape of a rectangle situated in the Northeast Quarter of Section 16, Township Three (3), Range Nine (9) West, and more particularly described by metes and bounds as follows:

Beginning at a point in the West right of way of Cub Lake Road that is 800 feet south of the North line of said Section 16 and which point is also the Northeast corner of the Whitten tract; thence South 82 degrees 45 minutes West along the North line of said Whitten tract 262.5 feet to a point; thence North 6 Degrees 10 minutes West and parallel to said Road 166 feet to a point; thence North 82 degrees 45 East 262.5 feet to a point in said road west right of way; thence South 6 degrees 10 minutes East along said road right of way 166 feet to the point of beginning and as said lands are shown by Survey Plat of J.E. Lauderdale, C.O. dated May 21, 1971.

Bernhardt  
Law  
JD

0.70 acres, as part of the Pounders tract in part of Section 16, Township 3 South, Range 9 West, DeSoto County, Mississippi described as commencing at a point in the center line of Highway 301 said point being 800 feet South of the Northeast corner of Section 16, Township 3 South, Range 9 West; thence West 30 feet to the Southeast corner of an existing 1.0 acre lot as described by the Deed in Book 90, Page 291 and a point in the North line of the Whitten lot; thence 82 degrees 45 minutes West 262.5 feet to the Southwest corner of the existing 1.0 acre lot and the point of beginning of the herein conveyed lot; thence South 82 degrees 45 minutes West 182.5 feet to the Southwest corner of the Pounders tract; thence North 166.0 feet along the West line of the Pounders tract to a point; thence East 182.5 feet to the Northwest corner of the existing 1.0 acre lot; thence South 6 degrees 10 minutes East 166.0 feet to the point of beginning and containing 0.70 acres, more or less.

By way of explanation a copy of the Certification of Trust is of record filed on January 20, 2012, in Book 149, Page 267, DeSoto County, MS.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 2012 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 16th day of March, 2012.

POUNDERS FAMILY IRREVOCABLE TRUST, PATRICIA P. SMITH AND CHARLES A. POUNDERS, TRUSTEES

By: Patricia P. Smith  
Patricia P. Smith, Trustee

Charles A. Pounders  
Charles A. Pounders, Trustee

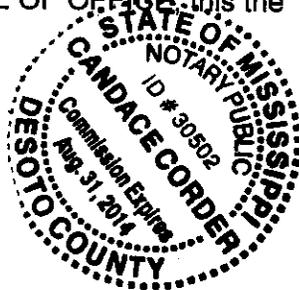
STATE OF MISSISSIPPI:  
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority in and for said County and State, Patricia P. Smith and Charles A. Pounders, who acknowledged to me that they signed and delivered the foregoing instrument of writing as Trustees of the Pounders Family Irrevocable Trust, dated January 20, 2012, on the day and year and in the capacity therein set forth.

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

Carole  
Notary Public

My commission expires:



PREPARED BY AND RETURN TO  
BERNHARDT LAW FIRM  
1661 International Place Dr., Suite 400  
Memphis, TN 38120  
B12 4120