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DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by and Return to: Law Offices of Shannon H. Williams, P.C. \* MBN#100412 \* 5960 Getwell Rd. Ste. 212-  
B \* Southaven, MS 38672 \* (662)895-9000 \* (662)895-6000 (fax) \* RE12-072

**INDEXING INSTRUCTIONS: Lot 10, PHASE I, MAGNOLIA COMMONS SUBDIVISION, Section 19,  
Township 3 SOUTH, Range 7 WEST, Plat Book 97, Page(s) 11, DeSoto County, MS**

**SPECIAL WARRANTY DEED**

BANCORPSOUTH BANK  
7125 AIRWAYS BLVD  
SOUTHAVEN, MS 38671  
PHONE: 662-349-5709 \* PHONE: N/A

**GRANTOR**

**TO**

JOHNNY COLEMAN  
P.O. BOX 166  
SOUTHAVEN MS 38672  
PHONE: 662-893-1500 \* PHONE: N/A

**GRANTEE**

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BANCORPSOUTH BANK** does hereby sell, convey and specially warrant unto **JOHNNY COLEMAN**, IN FEE SIMPLE, the following described property located in DeSoto County, Mississippi:

Lot 10, PHASE I, MAGNOLIA COMMONS as located in Section 19, Township 3 South, Range 7 West, DeSoto County, MS, as shown on plat of record in Plat Book 97, Pages 11, in the Office of the Chancery Clerk, DeSoto County, MS.

Property more commonly known as: LOT 10, PHASE I, MAGNOLIA COMMONS, HERNANDO, MS 38632.

*o*

THIS CONVEYANCE AND SPECIAL WARRANTY IS MADE SUBJECT TO THE FOLLOWING:

1. Prior reservations of Oil, Gas and Mineral rights and conveyances, if any, by prior owners.
2. All rights of way and easements of public record for public roads, public utilities, to building, zoning, subdivision and health department regulations of Hernando, DeSoto County, Mississippi
3. All possessors in possession at the time of execution of this instrument.
4. That the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.
5. All ad valorem taxes for the current year and subsequent years.

Grantor makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. Possession is to be given with the delivery of this deed.

WITNESS the signature of the Grantor, this the 11<sup>th</sup> day of May, 2012.

BANCORPSOUTH BANK

BY: [Signature]  
JONATHAN BRIDGES  
TITLE: Vice President

BY: [Signature]  
JOHN CAMP  
TITLE: Sr. Vice President

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11<sup>th</sup> day of May, 2012 within my jurisdiction, the within named JONATHAN BRIDGES and JOHN CAMP, who acknowledged to me that THEY ARE Vice President and Sr. Vice President respectively of BANCORPSOUTH BANK, a MISSISSIPPI state bank, and that for and on behalf of the said bank, and as its act and deed, THEY signed, sealed and delivered the above and foregoing SPECIAL WARRANTY DEED for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said bank so to



[Signature]  
Notary Public

My Commission Expires 4-7-2015