

Prepared by:

\* The Blackburn Law Firm, PLLC  
8429 Industrial Drive  
Olive Branch, MS 38654  
662-895-6116

Grantor:

Brian C. Rowan, Et Ux

Address:

1 Ross Road  
Olive Branch, MS 38654

Phone: 901-830-8924

N/A

Grantee:

Bobby L. Windham, Jr.

Address:

8919 DeHart Drive  
Olive Branch, MS 38654

Phone: 662-893-0237

N/A

*Indexing Instructions: Approximately 10.91 acres in the Northwest Quarter of Section 21, Township 2 South, Range 6 West, DeSoto County, Mississippi.*

### **WARRANTY DEED**

**BRIAN C. ROWAN, ET UX**

**GRANTORS**

TO

**BOBBY L. WINDHAM, JR., ET UX,**

**GRANTEES**

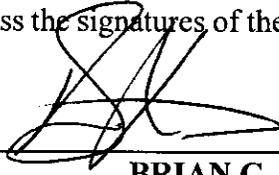
FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ( \$10.00) cash in hand paid and other good valuable consideration, the receipt of all of which is hereby acknowledged, **BRIAN C. ROWAN**, and wife, **KRISTI Y. ROWAN**, Grantors, do hereby sell, convey and warrant unto **BOBBY L. WINDHAM, JR.**, and wife, **TINA M. WINDHAM**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

#### **SEE ATTACHED LEGAL DESCRIPTION**

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; and subject to taxes for the year 2012 and all subsequent years.

Taxes for the year 2012 are being pro-rated on an estimated basis as part of this closing, Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 15<sup>th</sup> day of May, 2012.

  
\_\_\_\_\_  
BRIAN C. ROWAN

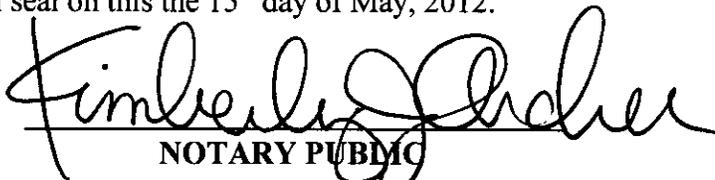
  
\_\_\_\_\_  
KRISTI Y. ROWAN

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named BRIAN C. ROWAN, and wife, KRISTI Y. ROWAN, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 15<sup>th</sup> day of May, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:  
3-8-2016



10.91 acres, more or less, commencing at an iron axle at the Northwest corner of Section 21, Township 2 South, Range 6 West in DeSoto County, Mississippi, thence S 01°49'30"W-1889.85' along the West line of Section 21 and along a meandering fence line to a point at the centerline of a large drainage ditch, said point being the Northwest corner of said 10.91 acre tract, and said point being the Point of Beginning. Thence proceeds along the centerline of said ditch for the following calls: S41°53'41"E-154.70', S63°47'41"E-153.99', S77°12'26"E-240.46', S71°05'36"E-91.69', N71°14'34"E-117.62', N55°03'09"E-104.37' and S86°09'26"E-63.37' to a point at the centerline of said ditch. Thence S02°30'45"W-594.04' along a meandering fence line to a 1/2" rebar at a fence corner. Thence N89°19'54"W-820.97' along a meandering fence line to a 1/2" iron pipe with a tee post marker at a fence corner. Thence N01°49'29"E-757.03' along the West line of Section 21 and along a meandering fence line to the Point of Beginning. Lying in the northwest 1/4 of said Section 21.