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Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

\* Return To: Same

### WARRANTY DEED

Grantor(s): **Betty Holloway**

Address: 1804 Cooter Rd Pontotoc, MS 38863

Phone: 662-213-0737 (Home) 901-409-8344 (Work, if any)

Grantee(s): **Samuel Stephens and Mary Elizabeth Stephens**

Address: 1285 Wind Gate W Heenan, MS 38632

Phone: 662-889-4767 (Home) 662-889-4766 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Betty Holloway does/do hereby sell, convey and warrant unto Samuel Stephens and Mary Elizabeth Stephens, 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:

**LEGAL DESCRIPTION: Lot 9, Fountain Gate Subdivision, situated in Section 9, Township 3 South, Range 7 West, as shown on plat of record in Plat Book 79, Page 33 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

**Betty Holloway took title as Betty H. McKinnis along with her husband, Ernest R. McKinnis as tenants by the entirety. Earnest R. McKinnis died on 1/15/10. Betty H. McKinnis then became known as Betty Holloway by virtue of her marriage to Howard Holloway.**

**Howard Holloway joins in this conveyance for the purpose of conveying any homestead rights he may have acquired in the property by virtue of his marriage to Betty Holloway.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 21st day of May, 2012.

Betty Holloway  
Betty Holloway

Howard Holloway  
Howard Holloway

STATE OF MS  
COUNTY OF DeSoto

Personally appeared before me, a Notary Public in and for said State and County, Betty Holloway and husband, Howard Holloway, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21<sup>st</sup> day of May, 2012.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

