

*

Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S05-12-0374	Grantors Address: <u>7125 Airways Blvd</u> <u>Southaven, MS 38671</u> Home: <u>n/a</u> Work: <u>662-349-5707</u>	Grantees Address: <u>7517 White Ash dr.</u> <u>Southaven, MS 38671</u> Home: <u>N/A</u> Work: <u>662-393-7850</u>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

SPECIAL WARRANTY DEED

BANCORPSOUTH BANK, a Mississippi Banking Corporation
GRANTOR

TO

ULTIMATE HOME & PATIO SOLUTIONS, INC.,
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, BancorpSouth Bank, a Mississippi Banking Corporation, does hereby sell, convey, and specially warrant unto, Westin Homes, LLC, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 4, Danair Subdivision, located in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 32, Page 46, and revised in Plat Book 66 Page 27, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 32 Page 46 and Plat Book 66, Page 27 in the office of the Chancery Clerk of DeSoto County, Mississippi.

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

WITNESS the signatures of the duly authorized officers of the corporation, this the 14th day of June, 2012.

BancorpSouth Bank, a Mississippi Banking Corporation

BY: [Signature]
Bryant Cashion, Sr. Vice President

BY: [Signature]
Patrick Dixon, Vice President

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Bryant Cashion, who acknowledged that as Sr. Vice President for and on behalf of and by authority of BancorpSouth Bank, a Mississippi Banking Corporation, he signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF MY OFFICE, this 14th day of June, 2012.

[Signature]
NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Patrick Dixon, who acknowledged that as Vice President for and on behalf of and by authority of BancorpSouth Bank, a Mississippi Banking Corporation, he signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF MY OFFICE, this 14th day of June, 2012.

[Signature]
NOTARY PUBLIC

My Commission Expires: