

SS me

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC

* Almon M. Ellis, Jr., Attorney (MS Bar # 101914)

7145 Swinnea Road Suite 2

Southaven, MS 38671

(662) 349-3930

File # 12-1229

Indexing Instructions: Part of the Northeast Quarter of Section
17, Township 3 South, Range 5 West, DeSoto County, Mississippi

GRANTORS:

David Casey and Connie Casey

40 Poe Cove

Senatobia, MS 38668

HOME: 662-562-4760

WORK: 662-562-8203

GRANTEE

Christa C. Holmes

13880 Strickland Road

Byhalia, MS 38611

HOME: ~~901-545~~ 901-517-1430

WORK: 901-545-8170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, David Casey and Connie Casey, husband and wife do hereby sell, convey and warrant unto Christa C. Holmes, a married woman, as sole owner, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

**Indexing Instruction: Part of the Northeast Quarter of Section
17, Township 3 South, Range 5 West, DeSoto County, Mississippi**

Beginning at the Northeast corner of Section 17, Township 3 South, Range 5 West, DeSoto County, Mississippi; thence run South 3 degrees 16 minutes 39 seconds East 500.21 feet to a point in Strickland Road (P.K. Nail); thence run North 88 degrees 5 minutes 42 seconds West 124.24 feet to a point of curve; thence along a curve to the left having a radius of 1,289.87 feet a central angle of 13 degrees 18 minutes 27 seconds and a distance of 299.59

4

feet to a point; thence North 74 degrees 47 minutes 15 seconds West 210.91 feet to a point; thence North 62 degrees 27 minutes 15 seconds West 143.60 feet to a point (said point being the Southeast corner of the Virginia Turner 1.5 acre tract); thence North along the East line of the Virginia Turner 1.5 acre tract 293.86 feet to a point; thence North 87 degrees 12 minutes 58 seconds East 722.86 feet to the point of beginning and containing 7.247 acres, more or less, as per survey of Thomas W. King, Jr., Land Surveyor dated July 24, 1995 and attached hereto as Exhibit "A". Said property being situated in the Northeast Quarter of Section 27, Township 3 South, Range 5 West, DeSoto County, Mississippi.

Being the same property conveyed to David Casey and Connie Casey by Special Warranty Deed of record in Book 643, Page 673, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 3054-1700.0-00012.01

Property Address: 13880 Strickland Road, Byhalia, MS 38611

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead rights of any person at the time of conveyance.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 9th day of August, 2012.

 (SEAL)
David Casey

 (SEAL)
Connie Casey

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **David Casey and Connie Casey, husband and wife** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 9th day of August, 2012.



(SEAL)

My Commission Expires:

A handwritten signature in black ink, appearing to be "Sherril T. Davis", written over a horizontal line.

Notary Public

