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WARRANTY DEED

Prepared By and Return to: Leon E. Hannaford, Jr. Bar #3049, Lamar, & Hannaford, P.A., 214 South Ward Street, Senatobia, Mississippi 38668, Phone: 662-562-6537

INDEXING INSTRUCTIONS: Lot 2, The Village of Grove Park Subdivision, located in Section 7, township 3 South, Range 7 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 82, Page 39, in the office of the Chancery Clerk of DeSoto County, Mississippi.

GRANTORS ADDRESS AND PHONE NO.: 1363 Pendulum Drive, Hernando, MS 38632
PHONE: 662-292-0942, N/A

GRANTEES ADDRESS AND PHONE NO.: 1156 Martin Circle South, Hernando, MS 38632
PHONE: 801-282-1593, N/A

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, full receipt and sufficiency of all of which are hereby acknowledged, We, **ROBERT BOYD SHAW, LOTTIE SHAW, RHONDA MURCHISON, AND GARY BOYD SHAW**, do hereby SELL, CONVEY, AND WARRANT unto **ROBERTA BIRD**, the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 2, The Village of Grove Park Subdivision, located in Section 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 82, Page 39, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is made for a more particular description.

This being the same property conveyed to Rebecca W. Acree, from Village Communities, LLC by Warranty Deed dated 04/30/2004 and recorded 04/30/2004 in Book 471, Page 97, in the Office of the Chancery Clerk of Desoto County, Mississippi.

This being the same property conveyed to Kate S. Ketchum, from Rebecca W. Acree by Warranty Deed dated 05/15/2008 and recorded 05/15/2008 in Book 584, Page 628, in the Office of the Chancery Clerk of Desoto County, Mississippi.

This being the same property conveyed to Robert Boyd Shaw and Lottie Shaw, received the property from Kate S. Ketchum by Warranty Deed dated 08/31/2010 and recorded 09/03/2010 in Book 641, Page 798, in the Office of the Chancery Clerk of Desoto County, Mississippi.

All of which contained an incorrect reference to "Villages of Grove Park Subdivision" instead of "The Village of Grove Park Subdivision".

There is excepted from the warranty of this deed the 2012 assessments and liens, which attached by operation of law on January 1, 2012; any encroachments or matters which a current and accurate survey of said real property might disclose; any road and/or utility easements or rights-of-way lying in, on, over, or across said real property; and the zoning and/or subdivision ordinances and/or regulations of DeSoto County, Mississippi.

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Also excepted from the warranty of this deed are any oil, gas or other minerals or mineral rights which may have been conveyed, retained or reserved by any of the predecessors in title.

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, the Parties hereto agree to pay on a basis of an actual proration.

By way of explanation, Rhonda Murchison is Power of Attorney for Robert Boyd Shaw and Lottie Shaw by virtue of Specific Powers of Attorney of record in Book 153, Pages 473 and 474, respectively, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WITNESS OUR SIGNATURES on this the 20 day of August, 2012.

Robert Boyd Shaw
ROBERT BOYD SHAW by Rhonda Murchison, Attorney-in-fact

Lottie Shaw
LOTTIE SHAW, by Rhonda Murchison, Attorney-in-fact

Rhonda Murchison
RHONDA MURCHISON,
Individually

Gary Boyd Shaw
GARY BOYD SHAW,
Individually

STATE OF MISSISSIPPI
COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, ROBERT BOYD SHAW, by Rhonda Murchison, Attorney-in-fact, LOTTIE SHAW, by Rhonda Murchison Attorney-in-fact, RHONDA MURCHISON, Individually, AND GARY BOYD SHAW, Individually, who did acknowledge to me that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed.

GIVEN under my hand and official seal of office on this the 20 of August, 2012.



Amy Gordon
NOTARY PUBLIC

(SEAL)