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DK W BK 690 PG 192
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

Bryant Jernigan and wife, Lorie Jernigan

1990 Green Port Drive
Hernando, Mississippi 38632
Work Phone #: (901) 685-3404
Home Phone #: n/a
GRANTOR

TO

SPECIAL
WARRANTY
DEED

BankPlus, a Mississippi Banking Corporation

1068 Highland Colony Parkway
Ridgeland, Mississippi 39157
Work Phone #: (662) 890-3138
Home Phone #: n/a
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 and sufficiency of all of which is hereby acknowledged, Bryant Jernigan and wife, Lorie Jernigan, do hereby sell, convey, and specially warrant unto BankPlus, a Mississippi Banking Corporation, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

INDEXING INSTRUCTIONS: NE ¼ of Section 23, Township 3 South, Range 8 West, DeSoto County, Mississippi.

Part of the Northeast Quarter of Section 23, Township 3 South, Range 8 West, DeSoto County, Mississippi, and being more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence run North 89°38'28" West a distance of 75.00 feet along the south line of said quarter section to the Point of Beginning, said point being on the east line of the Paul McElyea property; thence continue North 89°38'28" West a distance of 305.03 feet along said McElyea east line to a

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half-inch steel bar; thence run North 00°32'32" West a distance of 933.86 feet along said McElyea east line to a steel t-post at the southwest corner of the Ray Hill, et ux, property; thence run North 89°27'32" East a distance of 305.21 feet along the south line of said Hill property to a point 25.00 feet west of the southeast corner of said Hill property; thence run South 0°31'44" East a distance of 938.65 feet to the Point of Beginning and containing 6.56 acres, more or less. Bearings are based on Grid North of the Mississippi State Plane Coordinates System, West Zone (NAD 83).

Along with an ingress/egress easement that is not exclusive to Grantee described as:

BEGINNING at an old iron pin (found) at a point being commonly accepted as the Southeast Corner of the Northwest Quarter of Section 23, Township 3 South, Range 8 West, said point being on the southern boundary of the Ose tract; thence South 89 degrees 56 minutes 26 seconds West along the southern boundary of the Ose tract for a distance of 49.67 feet to a fence rail (found); thence North 89 degrees 24 minutes 11 seconds West for a distance of 330.06 feet to a ½" rebar (found) at the Southwest corner of the Davis tract; thence leaving the southern boundary of said Davis tract run South for a distance of 50.00 feet to a point on the northern boundary of the Wilson tract; thence along the northern boundary of said Wilson tract South 89 degrees 29 minutes 17 seconds East for a distance of 1,189.75 feet to a ½" rebar (found) on the western right-of-way of Robertson Gin Road; thence leaving the northern boundary of said Wilson tract run along the western right-of-way of said Robertson Gin Road North 29 degrees 27 minutes 31 seconds East for a distance of 51.93 feet to a ½" pipe (found) at the Southeast corner of the Franklin tract; thence leaving the western right-of-way of said Robertson Gin Road run along the southern boundary of said Franklin and Ose tracts North 89 degrees 10 minutes 30 seconds West for a distance of 835.18 feet to an old pipe (found), said point being the Point of Beginning.

All lying and being in the Southeast Quarter of the Northeast Quarter and Northeast Quarter of the Southeast Quarter of Section 23 and in the Northwest Quarter of the Southwest Quarter of Section 24, Township 3 South, Range 8 West, City of Hernando, DeSoto County, Mississippi, and containing 58,178.67 square feet (1.33 acres), more or less.

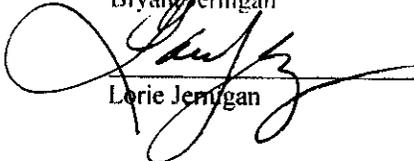
The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2012 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURES, this the 14th day of September, 2012


Bryant Jernigan


Lorie Jernigan

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 14th day of September, 2012, within my jurisdiction, the within named Bryant Jernigan and Lorie Jernigan, who acknowledged that they executed the above and foregoing instrument.



Notary Public

My Commission Expires:

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 78976
MICHELE WATTS
Commission Expires
Sept. 29, 2013
DE SOTO COUNTY

FILE NUMBER: 13400.2

