

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 # 12-1351

Indexing Instructions: Lot 47, Sec B, The Branch Subdivision, in
Sec 35, T1S, R6W, Plat Book 34, Pages 34-3, DeSoto County, Mississippi
* PGS 34-36

GRANTOR:

Betty L. Holley
3535 Kirby Road A115
Memphis, TN, 38115
HOME: 901-751-3671
WORK: NONE

GRANTEES

L. C. Kirk and Joan Kirk
6755 BRANCH ROAD
OLIVE BRANCH MS 38654
HOME: 893-6687
WORK: NONE

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, **Betty L. Holley, a single woman** does hereby sell, convey and warrant unto **L. C. Kirk and Joan Kirk, husband and wife, as tenants by the entirety with full right of survivorship and not as tenants in common**, 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:

Lot 47, Section B, THE BRANCH SUBDIVISION, in Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 34, Pages 34-36, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Archie R. Holley and Betty L. Holley by Warranty Deed of record in Book 288, Page 190, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Parcel # 1067-3507.0-00047.00

Property Address: 6735 Branch Road, Olive Branch, MS 38654

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 grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by it.

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.

By way of explanation, the Grantor herein acquired title to subject property as a joint tenant with right of survivorship and not as tenants in common with Archie R. Holley by Warranty Deed of record in Book 288, Page 190, in the office of the Chancery Clerk of DeSoto County, Mississippi. Archie R. Holley departed this life on or about May 8, 2012, a copy of his death certificate being on file with the State of Tennessee Office of Vital Records, leaving Betty L. Holley as the sole surviving owner of subject property.

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

WITNESS ITS SIGNATURE, on this 5th day of October, 2012.

Betty L. Holley

BETTY L. HOLLEY

By: *Linda Sue Kulow AIF* (SEAL)

Linda Sue Kulow, Attorney-in-fact

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 **Linda Sue Kulow**, who acknowledged to me that she is Attorney in Fact of **Betty L. Holley**, and that for an on behalf of said **Betty L. Holley** and as her act and deed, she subscribed the name of **Betty L. Holley** to the foregoing instrument of writing as principal and her own name as attorney in fact, and signed and delivered the same on the day and year and in the capacity therein mentioned, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 5th day of October, 2012.



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

Notary Public

(S E A L)

My Commission Expires: