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Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
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✶ Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Victor B. McClure and Yvonne R. McClure
Address: 1855 Pecan Grove Dr.
Southaven, MS 38671
Phone: 662-349-0890 NA

Grantee(s): John D. Hurtado and Hannah N. Hurtado
Address: 1855 Pecan Grove Dr.
Southaven, MS 38671
Phone: 901-647-8162 (Home) 901-299-9839 (Work, if any)

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 which is hereby acknowledged, We, the undersigned Grantors, **VICTOR B. MCCLURE AND YVONNE R. MCCLURE**, and , do hereby sell, convey and warrant unto **JOHN D. HURTADO AND HANNAH N. HURTADO**, 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, and more particularly described as follows, to-wit:

Lot 54, Pecan Grove Subdivision, in Section 29, Township 1 South, Range 7 West, as shown by plat of record in Plat Book 28, Pages 23-24, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Victor B. McClure and Yvonne R. McClure as joint tenants with full rights of survivorship and not as tenants in common, by Special Warranty Deed from U.S. Bank, National Association, dated June 30, 2009, recorded July 20, 2009, in Book 612, Page 394, Chancery Clerk's Office of DeSoto County, Mississippi.

Said lands are 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.

Possession is given upon the delivery of this deed; taxes for the year shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

WITNESS OUR SIGNATURES this 3rd day of October, 2012.

Victor B. McClure

Victor B. McClure

Yvonne R. McClure

Yvonne R. McClure

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 3rd day of October, 2012, within the jurisdiction, the within named Victor B. McClure and Yvonne R. McClure, who acknowledged that they executed the above and foregoing instrument.

(SEAL)

My Commission expires



Jason Lashlee

Notary Public

FILE #: S20384