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Prepared By: Realty Title, 3030 Forest Hill-Irene, Suite 101, Germantown, TN 38138 (901)260-0101

\* Return To: First National Title, LLC, 6880 Cobblestone Blyd #2, Southaven, MS 38672  
662-892-6536

## WARRANTY DEED

Grantor(s): **Anna May McCullough Howell**

Address: 14358 GUYNN VALLEY, BYHALIA, MS 38611

Phone: 901-481-4801 (Home) 901-481-4801 (Work, if any)

Grantee(s): **Diane L. Bogenreif and husband, Ronald L. Bogenreif**

Address: 4253 Markston Drive, Southaven, MS 38672

Phone: 901-531-2095 (Home) 901-755-6932 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Anna May McCullough Howell, a married woman** do hereby sell, convey and warrant unto **Diane L. Bogenreif and husband, Ronald L. Bogenreif**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

**LEGAL DESCRIPTION: Lot 757, Section J, Dickens Place PUD, Canterbury Glenn, situated in Section 9, Township 2 South, Range 7 West, Desoto County, Mississippi as shown on plat of record in Plat Book 93, Pages 45-46 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

**Property known as 4253 Markston Drive, Southaven, MS 38632**

JOINDER OF SPOUSE FOR WARRANTY DEED

Eric Shane Howell, spouse of Anna May McCullough Howell, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforescribed property by virtue of his marriage to Anna May McCullough Howell.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

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, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this October 4, 2012.

Anna May McCullough Howell  
Anna May McCullough Howell

Eric Shane Howell  
Eric Shane Howell

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, a Notary Public in and for said State and County, Anna May McCullough Howell and husband, Eric Shane Howell, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2012.

X Gussie Smith  
Notary Public

My Commission Expires: Apr. 27, 2014

(SEAL)

