

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY:
JAMES E. WOODS, MSB#7386
JONES WALKER
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Olive Branch, MS 38654
(662) 895-2996
#133310-00

RETURN TO:

Prepared By and Return To:
Realty Title 662-893-8077
6397 Goodman Road
Suite 112
Olive Branch, MS 38654

GRANTOR(S) ADDRESS:
9181 College St.
Olive Branch, MS 38654
Phone: 662-816-7770
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GRANTEE(S) ADDRESS:
9181 College Street
Olive Branch MS 38654
Phone: 901-734-3880
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INDEXING INSTRUCTIONS: Lot 37, Kerrwood Subdivision, First Addition, situated in Section 34, Township 1 South, Range 6 West, PB 4, PG 42 and a tract of land in the SW ¼ of 34-1-6, DeSoto County, Mississippi.

RICHARD. S. SAMSEL, ET UX

GRANTORS

TO

LEE CULL, ET UX

GRANTEES

WARRANTY DEED

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, we, RICHARD S. SAMSEL and wife, KELLIE B. SAMSEL, do hereby sell, convey and warrant unto LEE CULL and wife, TAMMY CULL, 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:

PARCEL 1: Lot 37, Kerrwood Subdivision, First Addition, situated in Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat recorded Plat Book 4, Page 42, Chancery Clerk's Office, DeSoto County, Mississippi.

AND

PARCEL 2: A tract of land situated in the Southwest Quarter of Section 34, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, said tract being the remaining portion of the Robert L. Kerr Addition to Lot 37 property (Book 165, Page 697) of record at the DeSoto County Chancery Court Clerk's Office and being more particularly described as follows:

Beginning at a found iron pin in the south line of College Street (50' Right-of-Way), at the northeast corner of Lot 37 of said Kerrwood Subdivision (Plat Book 4, Page 42), said iron pin being a measured distance of 213.67 feet from the east line of Dresden Drive (50.00' Right-of-Way); thence North 88 degrees 05 minutes 36 seconds East along the said south line a measured distance of 14.96 feet to a found iron pin at the northwest corner of the Dedrick J. Bowles and wife, Sherri A. Bowles, property (Book 328, Page 389); thence South 01 degrees 58 minutes 16 seconds East along the west line of said Bowles property a measured distance of 175.82 feet to a found iron pin at the northeast corner of the Kenneth H. Reid and Susan Reid property (Book 526, Page 158); thence South 88 degrees 08 minutes 08 seconds West along the north line of said Reid property a measured distance of 15.02 feet to a found iron pin at the southeast corner of said Lot 37; thence North 01 degrees 57 minutes 11 seconds West along the east line of said Lot 37 a measured distance of 175.81 feet to the Point of Beginning. Containing 2,636 square feet or 0.061 acres, more or less, within these bounds.

The warranty in this Deed is subject to Right of Ways to Mississippi Power & Light as recorded in Book 25, Pages 143 and 145, Land Records, Chancery Clerk's Office, DeSoto County, Mississippi. It is further subject to restrictive covenants for Kerrwood Subdivision, building and zoning regulations in effect in Olive Branch, DeSoto County, Mississippi, and easements for public roads and public utilities.

IT IS AGREED AND UNDERSTOOD that the taxes for the year 2012 have been prorated and will be paid by the Grantees when and as due. Possession shall take place upon delivery of this Deed.

WITNESS our signatures, this the 26th day of October, 2012.

Richard S. Samsel
RICHARD S. SAMSEL
Kellie B. Samsel
KELLIE B. SAMSEL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 26th day of October, 2012, within my jurisdiction, the within named, RICHARD S. SAMSEL and KELLIE B. SAMSEL, who acknowledged that they executed the above and foregoing instrument.

Melissa A. Schmidt
NOTARY PUBLIC

My Commission Expires: 1-26-15

