

11/27/12 9:33:51 65
DK W BK 694 PG 781 55
DESOTO COUNTY, MS 55
W.E. DAVIS, CH CLERK

INSTRUMENT PREPARED BY:
DON P. LACY
RHODEN, LACY & COLBERT
111 PARK CIRCLE DRIVE
FLOWOOD, MS 39232
601-939-0313

RETURN TO:
STATEWIDE TITLE SERVICES
111 PARK CIRCLE DRIVE
FLOWOOD, MS 39232
601-939-0313

Indexing Instructions: 0.805 acres located in the SW ¼, Section 13, T1S, R8W, DeSoto County, Mississippi

Quitclaim Deed

TO THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI

GRANTOR:

CITY OF SOUTHAVEN
8710 Northwest Drive
Southaven, MS 38571
662-393-6939

GRANTEE:

ANDALUSIA PROPERTIES, INC.
3225 Cumberland Boulevard, Suite 100
Atlanta, GA 30339
770-431-7600

4

-----Space Above Line for Official Use Only-----

<u>Prepared by and after recording.</u> <u>Please return to:</u> Corporate Counsel Andalusia Properties, Inc. 3225 Cumberland Boulevard, Suite 100 Atlanta, Georgia 30339 770-431-7600	<u>Grantor:</u> City of Southaven 8710 Northwest Drive Southaven, MS 38571 662-393-6939	<u>Grantee:</u> Andalusia Properties, Inc. 3225 Cumberland Boulevard Suite 100 Atlanta, Georgia 30339 Attn: Corporate Counsel 770-431-7600
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QUITCLAIM DEED
(Boundary Legal Description)

THIS INDENTURE, made as of the 21 day of November, 2012, by and between **CITY OF SOUTHAVEN**, a political subdivision of the State of Mississippi (hereinafter referred to as "Grantor"), whose address is 8710 Northwest Drive, Southaven, Mississippi 38571, and **ANDALUSIA PROPERTIES, INC.**, a Georgia corporation, whose address is 3225 Cumberland Boulevard, Suite 100, Atlanta, Georgia 30339 (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

W I T N E S S E T H:

THAT, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and forever QUITCLAIM unto Grantee, all that tract or parcel of land lying and being in DeSoto County, Mississippi, and more particularly described in Exhibit "A" attached hereto and incorporated herein and made a part hereof by reference thereto, and, together with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, being hereinafter referred to as the "Premises".

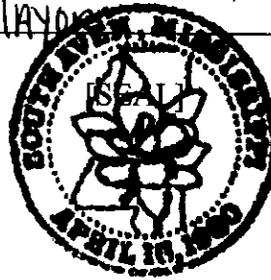
TO HAVE AND TO HOLD the Premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the Premises.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed, sealed and delivered as of the day and year first above written.

GRANTOR:

CITY OF SOUTHAVEN, a political subdivision of the State of Mississippi

By: 
Name: CHARLES G. DAVIS
Title: MAYOR



STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19 day of November, 2012, within my jurisdiction, the within named Charles G. Davis, as Mayor of the City of Southaven, a political subdivision of the State of Mississippi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.


Notary Public

Candice Duncan
Printed Name

My Commission Expires:



EXHIBIT 'A'

LOT 1

LEGAL DESCRIPTION OF LOT 1 OF RACETRAC SUBDIVISION (RECORDING PENDING) BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 8 WEST OF THE CHICKASAW MERIDIAN IN THE CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) OF STATELINE ROAD (PUBLIC PAVED ROAD, R.O.W. VARIES) WITH THE WEST RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED PER RIGHT-OF-WAY DEED RECORDED IN BOOK 469-PAGE 506 (PUBLIC PAVED ROAD R.O.W. VARIES, 30 FEET WEST OF CENTERLINE AT THIS POINT), SAID POINT BEING 2324 FEET MORE OR LESS EAST AND 90 FEET MORE OR LESS NORTH OF THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 8 WEST (NOT RECOVERED) AND BEING FURTHER LOCATED AT MISSISSIPPI STATE PLANE COORDINATES (MSPC)(NAD 83-WEST REGION) OF 1998180.31 FEET NORTH AND 2396504.13 FEET EAST AND BEING FURTHER LOCATED SOUTH 44 DEGREES 53 MINUTES 42 SECONDS WEST - 0.24 FEET FROM THE CENTER OF A FOUND CONCRETE MDOT RIGHT-OF-WAY MONUMENT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 328.94 FEET ALONG THE NORTH RIGHT-OF-WAY OF STATELINE ROAD TO A SET 1/2" REBAR IN THE EAST LINE OF THE MISSISSIPPI TRANSPORTATION COMMISSION PROPERTY AS RECORDED IN DEED BOOK 423-PAGE 168; THENCE FOLLOWING ALONG THE EAST LINE OF THE MISSISSIPPI TRANSPORTATION COMMISSION PROPERTY AS FOLLOWS: NORTH 27 DEGREES 56 MINUTES 27 SECONDS WEST, A DISTANCE OF 47.83 FEET TO A SET 1/2" REBAR; THENCE NORTH 34 DEGREES 11 MINUTES 29 SECONDS WEST, A DISTANCE OF 367.13 FEET TO A SET 1/2" REBAR ON THE NORTH CORNER OF SAID MISSISSIPPI TRANSPORTATION COMMISSION PROPERTY IN THE EAST RIGHT-OF-WAY OF INTERSTATE 55 (PUBLIC PAVED ROAD, R.O.W. VARIES); THENCE LEAVING THE EAST RIGHT-OF-WAY OF INTERSTATE 55, NORTH 55 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 14.82 FEET TO A SET 1/2" REBAR IN THE WEST RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED (PUBLIC PAVED ROAD, R.O.W. VARIES, 30 FEET FROM CENTERLINE AT THIS POINT); THENCE FOLLOWING ALONG THE WEST RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED AND 30 FEET WEST OF AND SOUTH OF SAID CENTERLINE AS FOLLOWS: SOUTH 34 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF 95.09 FEET TO A SET 1/2" REBAR ON A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 20 MINUTES 55 SECONDS; THENCE SOUTHEASTWARDLY ALONG THE ARC A DISTANCE OF 159.39 FEET (CHORD BEARING AND DISTANCE = SOUTH 62 DEGREES 40 MINUTES 24 SECONDS EAST-153.27 FEET) TO A SET 1/2" REBAR ON A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 44 MINUTES 50 SECONDS EAST, A DISTANCE OF 249.78 FEET TO A SET 1/2" REBAR ON A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; THENCE SOUTHEASTWARDLY ALONG THE ARC A DISTANCE OF 164.93 FEET (CHORD BEARING AND DISTANCE = SOUTH 45 DEGREES 15 MINUTES 11 SECONDS EAST-148.49 FEET) TO A POINT OF TANGENCY IN THE WEST RIGHT-OF-WAY OF HUDGINS ROAD AS RELOCATED (FOUND CENTER OF MDOT CONCRETE MONUMENT=SOUTH 47 DEGREES 17 MINUTES 34 SECONDS EAST -0.16 FEET FROM CORNER); THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST, A DISTANCE OF 110.37 FEET ALONG THE WEST RIGHT-OF-WAY OF HUDGINS ROAD TO THE POINT OF BEGINNING.

CONTAINING 84,056 SQUARE FEET OR 1.930 ACRES, MORE OR LESS.

