
This Instrument was prepared by and return to:
James W. Amos, Attorney, MSB#1559
2430 Caffey Street
Hernando, MS 38632
662/429-7873

TERRY D. WALLACE, SR., ET UX
2657 WILLIAMSBURG LANE
HERNANDO, MS 38632
Hm: 901-489-2604
Wk: NA

GRANTORS

TO

WARRANTY DEED

PERRY LEE MOLDEN, JR., ET UX
CMR 419 BOX 1338
APO, AE 09102
Hm: 678-701-3398
Wk: NA

GRANTEES

INDEXING INSTRUCTIONS:

8.03 Acre Lot out of Floyd Tract located in Part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 3 South, Range 7 West, DeSoto County, Mississippi.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, TERRY D. WALLACE, SR. and LAWANDA B. WALLACE, do hereby sell, convey and warrant all of my right, title and interest to PERRY LEE MOLDEN, JR. and ZOISHA O. MOLDEN, 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:

A 8.03 acre lot out of the Floyd Tract located in Part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 3 South, Range 7 West, DeSoto County, Mississippi.

Beginning at the Northeast Corner of the Southeast Quarter of Section 30, Township 3 South, Range 7 West, said point being the Point of Beginning of the following lot; thence South 87 degrees 57 minutes 51 seconds East a distance of 15.87 feet to a point in the centerline of McCracken Road (40 feet right of way from centerline); thence South 03 degrees 14 minutes 50 seconds West along said centerline a distance of 400.00 feet to a point; thence North 87 degrees 51 minutes 00 seconds West a distance of 982.78 feet to a point 50.0 feet East of the centerline of the I.C.G. R.R.; thence North 20 degrees 50 minutes 20 seconds East along said right of way of R.R. a distance of 209.96 feet to a point; thence North

22 degrees 43 minutes 05 seconds East along said right of way a distance of 212.90 feet to a point; thence South 87 degrees 57 minutes 51 seconds East a distance of 832.50 feet to the Point of Beginning containing 8.40 acres less 0.37 for right of way of road leaving a net of 8.03 acres more or less. All bearings are magnetic.

The warranty of this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record of said subdivision.

Possession is to be given upon delivery of the deed. The 2012 Property Taxes have been prorated and will be paid by the Grantees.

WITNESS my signature this the 3rd day of December, 2012.

Terry D. Wallace Sr.
TERRY D. WALLACE, SR.
Lawanda B. Wallace
LAWANDA B. WALLACE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named TERRY D. WALLACE, SR. and LAWANDA B. WALLACE who acknowledged that they executed the above and foregoing instrument on the day and year therein mentioned, as their free and voluntary act and deed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 3rd day of December, 2012.

Marcia K. Parks
NOTARY PUBLIC

My Commission Expires:
4/4/2014

