

C

WARRANTY DEED

BOOK 204 PAGE 259  
INDEXED  
2593

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned JITNEY-JUNGLE, INCORPORATED, Crantor, whose address is 440 North Mill Street, Jackson, Mississippi 39202, does hereby sell, convey and warrant unto McCARTY INVESTMENTS, Grantee, whose address is 453 North Mill Street, Jackson, Mississippi 39202, the following land and property situated in Madison County, Mississippi:

A parcel of land being situated in the NE 1/4 of Section 31, T7N-R2E, Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commence at the NE corner of Pear Orchard Sub-division, Part IV as recorded in Plat Book 5 at Page 53 of the Chancery Records of Madison County, Mississippi, and run thence North 486.52 feet and East 437.97 feet to the Point of Beginning of the parcel herein described; from the Point of Beginning run thence N00°09'E a distance of 150.00 feet to a point on the South right-of-way line of Lake Harbour Drive (formerly known as Lakeland Drive); run thence along said South right-of-way line the following three courses: (1) S87°09'30"E- 100.13 feet, (2) N89°59'E- 61.10 feet and (3) S49°00'E- 31.98 feet to the intersection of the West right-of-way line of Pear Orchard Road; thence along said West right-of-way line S00°01'W a distance of 124.14 feet; thence leaving said West right-of-way line run N89°59'W a distance of 185.50 feet to the Point of Beginning, containing 26,911 square feet, more or less.

The above described parcel being subject to a 5.0 feet wide utility easement along the West 80.00 feet of the South property line.

Excepted from the warranty hereof are any building restrictions, restrictive covenants, easements, rights-of-way and mineral reservations of record affecting the above property.

The foregoing property constitutes no part of the homestead of the undersigned.

Ad valorem taxes for the year 1985 are to be prorated by and between Grantor and Grantee as of the date of the execution of this instrument.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and sealed on this the 2nd day of April, 1985.

JITNEY JUNGLE, INCORPORATED

BY: Howard Blair

WITNESS:

[Signature]

ATTEST:

Lois M. Lee

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Howard V. Blair who severally acknowledged that he is the President of JITNEY JUNGLE, INCORPORATED, a corporation, and that for and on behalf of said corporation and as as its act and deed, they signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, they having been first duly authorized so to do.

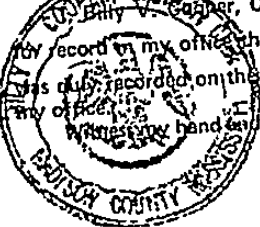
GIVEN under my hand and official seal, this the 2nd day of April, 1985.

[Signature]  
NOTARY PUBLIC

My Commission Expires:  
February 14, 1990

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of April, 1985, at 9:01 o'clock a. M., and was duly recorded on the 11 day of April, 1985, Book No. 204, on Page 299 in my office. Witness my hand and seal of office, this the 11 day of April, 1985.



BILLY V. COOPER, Clerk  
By N. Wright, D.C.

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2007

WARRANTY DEED

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, DAN BURT, RANDY TUCKER, PAT WIGLEY, JIM WHEATLEY, CARROL JACKSON AND JOHN THORN, AS TRUSTEES FOR FIRST BAPTIST CHURCH OF MADISON, MISSISSIPPI, Grantor, do hereby convey and forever warrant unto LOIS HAZEL DRAKE, Grantee, the following described real property lying and being situated in Madison County, Mississippi, to-wit:

Lot 11 Manns Dale Subdivision, Madison County, Mississippi, recorded in Plat Cabinet B at Slide 27 thereof, reference to said map or plat is hereby made in aid of and as a part of this description.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. County of Madison and State of Mississippi ad valorem taxes for the year 1985, which are liens, but are not yet due or payable and which shall be prorated as follows: Grantors: 2; Grantee: All.
2. Madison County Zoning and Subdivision Regulations Ordinance of 1976, adopted July 23, 1976, and recorded in Minute Book AL at page 77 in the records in the office of the Chancery Clerk of Madison County, Mississippi.
3. Rights-of-way and easements for roads, power lines, and other utilities.
4. Restrictive Covenants set forth in Warranty Deed from P. W. Bozeman to the Grantors herein, dated June 24, 1977, and recorded in Book 151 at page 685 in the records in the office of the Chancery Clerk of Madison County, Mississippi.
5. Prior mineral reservations, conveyances and/or leases of record in regard to oil, gas and other minerals lying in, on and under the subject property.
6. Restrictive Covenants in regard to Manns Dale Subdivision recorded in Book 446 at page 833 in the records in the office of the Chancery Clerk of Madison County, Mississippi, as modified by instrument recorded in Book 460 at page 41 and Book 504 at page 307 in the records in the office of the aforesaid Clerk.

WITNESS OUR SIGNATURES on this the 1 day of April, 1985.

FIRST BAPTIST CHURCH OF MADISON,  
MISSISSIPPI

BY: [Signature]  
DAN BURT, TRUSTEE

BY: [Signature]  
RANDY TUCKER, TRUSTEE

BY: Pat Wigley  
PAT WIGLEY, TRUSTEE

BY: Carrol Jackson  
CARROL JACKSON, TRUSTEE

BY: John Thorn  
JOHN THORN, TRUSTEE

BY: Jim Wheatley  
JIM WHEATLEY

STATE OF MISSISSIPPI  
COUNTY OF Hinds

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above stated, the within named DAN BURT, RANDY TUCKER, PAT WIGLEY, JIM WHEATLEY, CARROL JACKSON, AND JIM THORN, AS TRUSTEES FOR FIRST BAPTIST CHURCH OF MADISON, MISSISSIPPI, who stated and acknowledged to me that they did sign and deliver the above and foregoing instrument on the date and for the purposes as therein stated.

GIVEN UNDER MY HAND and official seal this the 1st day of April, 1985.



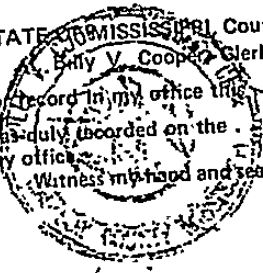
Dan H. Guesse  
NOTARY PUBLIC

Grantor:

Grantee:

436-1  
458

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 11th day of April, 1985, at 9:00 o'clock a. M., and was duly recorded on the 11th day of April, 1985, Book No. 204, on Page 301. in my office.  
Witness my hand and seal of office, this the 11th day of April, 1985.  
BILLY V. COOPER, Clerk  
By n. Wright D.C.



BOOK 204 PAGE 303

RELEASE FROM DELINQUENT TAX SALE  
(INDIVIDUAL)  
DELINQUENT TAX SALE  
STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED

2586  
7291

Redeemed Under H.B. 587  
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

First Federal  
the sum of Eleven dollars and 94/100 DOLLARS (\$ 11.94)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC.	TWP	RANGE	ACRES
<u>50 ft. of E/4 Lot 1 Westgate</u>				
<u>Sub Pt. 4 Var. BK 135-608</u>				

Which said land assessed to Leon and Alice Marie Mayes and sold on the  
17 day of Sept 1984 to Mitchel Kalon for  
taxes thereon for the year 1983 do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 5 day of  
April 1985 Billy V. Cooper, Chancery Clerk.

(SEAL) By S. Rosenberg D.C.

## STATEMENT OF TAXES AND CHARGES

- (1) State and County Tax Sold for (Exclusive of damages, penalties, fees) \$ 1.78  
(2) Interest \$ 1.07  
(3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932) \$ 1.02  
(4) Tax Collector Advertising --Selling each separate described subdivision as set out on assessment roll.  
\$1.00 plus 25cents for each separate described subdivision \$ 1.25  
(5) Printer's Fee for Advertising each separate subdivision \$1.00 each \$ 4.50  
(6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision \$ 1.25  
(7) Tax Collector--For each conveyance of lands sold to individuals \$1.00 \$ 1.00  
(8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR \$ 7.87  
(9) 5% Damages on TAXES ONLY. (See Item 1) \$ 1.04  
(10) 1% Damages per month or fraction on 1983 taxes and costs (Item 8 ---Taxes and costs only 7 Months \$ 1.55  
(11) Fee for recording redemption 25cents each subdivision \$ 1.25  
(12) Fee for indexing redemption 15cents for each separate subdivision \$ 1.15  
(13) Fee for executing release on redemption \$ 1.00  
(14) Fee for Publication (Sec. 27-43 3 as amended by Chapter 375, House Bill No. 457.) \$  
(15) Fee for issuing Notice to Owner, each \$2.00 \$  
(16) Fee Notice to Lienors @ \$2.50 each \$  
(17) Fee for mailing Notice to Owner \$1.00 \$  
(18) Sheriff's fee for executing Notice on Owner if Resident \$4.00 \$  
TOTAL \$ 9.86  
(19) 1% on Total for Clerk to Redeem \$ 1.10  
(20) GRAND TOTAL TO REDEEM from sale covering 1983 taxes and to pay accrued taxes as shown above \$ 9.96  
2.00  
Excess bid at tax sale \$ 11.96

## STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 5 day of April 1985, at 11:01 o'clock P.M., and  
was duly recorded on this 5 day of April 1985, Book No. 204 on Page 303 in  
my office.

Witness my hand and seal of office, this the 5 day of April 1985

BILLY V. COOPER, Clerk

By M. Wright D.C.

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STATE OF MISSISSIPPI  
COUNTY OF MADISON

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, GOOD EARTH DEVELOPEMENT, INC. does hereby convey and warrant unto WILLIAM J. SHANKS, JR. and DONNA Y. SHANKS the following described real property situated in Madison County, Mississippi, to wit:

LOT 18, BOARDWALK SUBDIVISION, a subdivision platted and of record in Cabinet Slide B-71 in the Chancery Clerk's office of Madison County, Mississippi.

THE WARRANTY OF THIS CONVEYANCE IS SUBJECT ONLY TO THE FOLLOWING:

1. Subject to the payment of ad valorem taxes for the year 1985 to the City of Ridgeland, Mississippi and Madison County, Mississippi which are neither due nor payable until January, 1986.
2. Subject to easements and servitudes which appear on the plat of said subdivision as described above.
3. Subject to applicable zoning ordinances and subdivision regulations for Madison County, Mississippi and the City of Ridgeland, Mississippi.
4. Prior reservation or conveyance of oil, gas or other minerals by prior owners.

WITNESS MY SIGNATURE this 13<sup>th</sup> day of March, 1985.

GOOD EARTH DEVELOPMENT, INC.

BY: Mark S. Jordan  
Mark S. Jordan, President

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me the undersigned authority, in and for the above county and state, the within named Mark S. Jordan who acknowledged that he is the President of Good Earth Development, Inc. and that he did sign, execute, and deliver the above and foregoing Warranty Deed as and for his free act and deed and that of the corporation on the day and date therein mentioned.

ISSUED UNDER MY HAND AND OFFICIAL SEAL this 13<sup>th</sup> day of March, 1985.

Susan H. McArthur  
Notary Public

My Commission Expires: 11-6-85

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5<sup>th</sup> day of April, 1985, at 11:05 o'clock A.M., and was duly recorded on the 11<sup>th</sup> day of April, 1985, Book No. 204 on Page 304 in my office.

Witness my hand and seal of office, this the 11<sup>th</sup> day of April, 1985.

BILLY V. COOPER, Clerk

By: M. Wright, D.C.

C

STATE OF MISSISSIPPI  
COUNTY OF MADISON

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WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WILLIAM J. SHANKS, II, does hereby convey and warrant unto WILLIAM J. SHANKS, II and MARK S. JORDAN the following described real property situated in Madison County, Mississippi, to wit:

A certain parcel of land being situated in the Southeast Corner of Lot 1, Richland Plantation, Madison County, Mississippi, according to a map or plat of said Richland Plantation on file and of record in the office of the Chancery Clerk of Madison County, in Plat Book 1 a Page 32 and said parcel being more particularly described by metes and bounds as follows:

Begin at a point twenty feet south and west of the Southeast Corner of Lot 1 of Richland Plantation, said point being in the Western right-of-way line of the Illinois Central Railroad and from said point of beginning, run West along the South line of said Lot 1 for 780.00 feet; run thence North 22 degrees 57' East and parallel with the Western right-of-way line of the Illinois Central Railroad for 800.00 feet; run thence East 780.00 feet to the Western right-of-way line of the Illinois Central Railroad; run thence South 22 degrees 57' West along said right-of-way for 800.00 feet to the point of beginning. Containing 13.19 acres more or less.

THE WARRANTY OF THIS CONVEYANCE IS SUBJECT ONLY TO THE FOLLOWING:

1. Subject to the payment of ad valorem taxes for the year 1985 to the City of Ridgeland, Mississippi and Madison County, Mississippi which are neither due nor payable until January, 1986.
2. Subject to applicable zoning ordinances and subdivision regulations for Madison County, Mississippi and the City of Ridgeland, Mississippi.
3. Prior reservation or conveyance of oil, gas or other minerals by prior owners.

WITNESS MY SIGNATURE this 18 day of March, 1985.

  
William J. Shanks, II

STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before me the undersigned authority, in

BOOK 204 PAGE 306

and for the above county and state, the within named William J. Shanks, II who acknowledged that he did sign, execute, and deliver the above and foregoing Warranty Deed as and for his free act and deed on the day and date therein mentioned.

ISSUED UNDER MY HAND AND OFFICIAL SEAL this 18<sup>th</sup> day of March, 1985.

Susan H. McEach  
Notary Public

My Commission Expires:

11-6-85

STATE OF MISSISSIPPI County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of April, 1985, at 11:05 o'clock a. M., and was duly recorded on the APR 11 1985, 1985, Book No. 204 on Page 305 in my office.

Witness my hand and seal of office, this the APR 11 1985 of 1985, 1985.

BILLY V. COOPER, Clerk

By B. V. Cooper, D.C.



TRUSTEE'S DEED

WHEREAS, Thomas A. Buford and Sonia A. Buford, executed a Deed of Trust to Don A. McGraw, Jr., Trustee, to secure Citizens Bank and Trust Company, Belzoni, Mississippi, Canton Branch, Canton, Mississippi, on October 28, 1983, to secure the payment of the indebtedness therein described which deed of trust was recorded in Book 522 at page 110 in the records in the office of the Chancery Clerk of Madison County, Mississippi; and,

WHEREAS, default was made in the payments and covenants contained in the said deed of trust and the entire debt secured thereby having been declared to be due and payable and the holder of the indebtedness and deed of trust did require the undersigned Trustee to execute the trust; and,

WHEREAS, I, Don A. McGraw, Jr., the undersigned, as Trustee, did execute the trust therein contained by posting a notice of the Trustee's Sale at the Bulletin Board at the South Entrance to the Madison County Courthouse in Canton, Mississippi, and caused publication of said notice to be made in the Madison County Herald, a newspaper within the meaning of the statute, published in the City of Canton, Mississippi, and having a general circulation in Madison County, Mississippi, in the issues of March 7, 1985; March 14, 1985; March 21, 1985; and March 28, 1985; which said notice called for the sale by the undersigned Trustee on the 29th day of March, 1985, within legal hours at the South door of the Courthouse of Madison County at Canton, Mississippi, to the highest and best bidder for cash the property described in said deed of trust; and,

WHEREAS, the date and hour set forth in the notice did arrive, and on March 29th, 1985, within legal hours at the South door of the Courthouse of Madison County, at Canton, Mississippi, I, the undersigned, Don A. McGraw, Jr., did offer for sale to the highest and best bidder for cash the hereinafter described property and the within named purchaser having bid the sum of

Thirty-two Thousand Three Hundred Fifty and No/100 Dollars (\$32,350.00) was the highest and best bidder for cash for the purchase of the property described.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Thirty-two Thousand Three Hundred Fifty and No/100 Dollars (\$32,250.00) cash in hand paid to me, I, Don A. McGraw, Jr., Trustee, do hereby sell and convey unto Citizens Bank and Trust Company of Belzoni, Mississippi, the following described property lying and being situated in Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 95.03 feet on the North side of Dinkins Street and being all of Lot 97, Weems Subdivision, Canton, Madison County, Mississippi.

The undersigned Don A. McGraw, Jr., as Trustee, hereby conveys only such title as is vested in him as such.

The proof of publication of the Notice of the Trustee's Sale published in the Madison County Herald required by law is attached hereto as Exhibit "A".

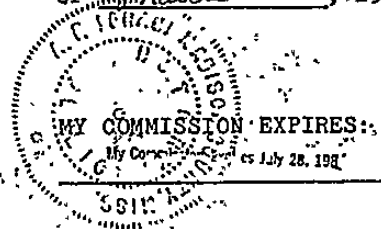
WITNESS MY SIGNATURE on this the 29<sup>th</sup> day of March, 1985.

Don A. McGraw, Jr.  
Don A. McGraw, Jr. Trustee

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction above mentioned, DON A. MCGRAW, JR., Trustee, who acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND and official seal on this the 29<sup>th</sup> day of March, 1985.



J. C. P.  
Notary Public

820/398

Grantee:  
202 N. Liberty St.  
Canton, Ms. 39046

MADISON COUNTY HERALD  
PROOF OF PUBLICATION

PASTE PROOF HERE

TRUSTEES' NOTICE OF SALE  
WHEREAS, Thomas A. Buford and Sonia A. Buford, executed a Deed of Trust to Don A. McGraw, Jr., Trustee, for Citizens Bank and Trust Company, Belzoni, Mississippi, Canton Branch, Canton, Mississippi, on October 26, 1983, which deed of trust is recorded in Book 322 at page 118 in the records in the office of the Chancery Clerk of Madison County, Mississippi; and,

WHEREAS, default having been made in the performance of the conditions and stipulations as set forth in said Deed of Trust, and having been requested to do so by Citizens Bank and Trust Company, Belzoni, Mississippi, Canton Branch, the legal holder of the indebtedness secured and described by said Deed of Trust, notice is hereby given that I, Don A. McGraw, Jr., Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder, for cash, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., in front of the South entrance of the Madison County Courthouse, in Canton, Madison County, Mississippi, on the 29th day of March, 1985, the following described land and property, being the same land and property described in said Deed of Trust, and being situated in Canton, Madison County, Mississippi, to-wit:

A later parcel of land fronting 93.03 feet on the North side of Dinkins Street and being all of Lot 97, Warren Subdivision, Canton, Madison County, Mississippi.

Title to said property is believed to be good, but I will convey only such title as is vested in me as Trustee.

WITNESS MY SIGNATURE on this 4th day of March, 1985.  
Don A. McGraw, Jr.,  
Trustee  
Montgomery, Smith Vaniz,  
McGraw & Ellinolen  
240 North Liberty Street  
P. O. Box 284  
Canton, Mississippi 39046  
Phone No. (601) 859-2416  
or 948-0922  
March 7, 14, 21, 28, 1985

THE STATE OF MISSISSIPPI,  
MADISON COUNTY.

Personally appeared before me,

Emmett D. McSwain  
a Notary Public in and for Madison County, Mississippi, BRUCE HILL, who being duly sworn says that he is the Publisher of the MADISON COUNTY HERALD, and that such is a newspaper within the meaning of the statute, published weekly in Canton, Madison County, Mississippi, and having a general circulation in the City of Canton and Madison County, Mississippi, and that the notice, a true copy of which is hereto attached, appeared in the issues of said

newspaper, 4 times as follows:

VOL 93 NO. 10 DATE March 7 19 85

VOL 93 NO. 11 DATE March 14 19 85

VOL 93 NO. 12 DATE March 21 19 85

VOL 93 NO. 13 DATE March 28 19 85

VOL \_\_\_\_\_ NO. \_\_\_\_\_ DATE \_\_\_\_\_ 19 \_\_\_\_

Number Words 325

Published 4 Times

Printer's Fee \$ 48.75

Making Proof \$ 1.00

Total \$ 49.75

Affiant further states that said newspaper has been established for at least twelve months next prior to the first publication of said notice.

(Signed) Bruce Hill Publisher

Sworn to and subscribed before me this 28

Day of March 19 85

Emmett D. McSwain  
Notary Public

My Commission Expires May 27, 1987

EXHIBIT A

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 5 day of April 19 85, at 4:10 o'clock P. M., and was duly recorded on the APR 11 1985 day of April, 19 85, Book No. 204 on Page 309 in my office.

Witness my hand and seal of office, this the \_\_\_\_\_ of \_\_\_\_\_, 19 \_\_\_\_.  
BILLY V. COOPER, Clerk  
By M. Wright, D.C.

BOOK 204 :ML310

WARRANTY DEED

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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, WILLIE MAE DAVIS JONES, Grantor, does hereby convey and forever warrant unto JAMES GOODLOE, Grantee, an undivided one-fourth (1/4) interest in and to the following described real property lying and being situated in Madison County, Mississippi, to-wit:

S1/2 NE1/4 NW1/4 Section 33, Township 10 North,  
Range 3 East, Madison County, Mississippi

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. County of Madison ad valorem taxes for the year 1985, which are liens, but are not yet due or payable and which shall be prorated as follows:  
Grantor: \_\_\_\_\_; Grantee: \_\_\_\_\_.

2. Madison County Zoning and Subdivision Regulations Ordinance of 1976, adopted July 23, 1976, and recorded in Minute Book AL at page 77 in the records in the office of the Chancery Clerk of Madison County, Mississippi.

3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.

4. Rights-of-way and easements for roads, power lines, and other utilities.

It is the intention of the Grantor to convey her entire interest in the subject property to the Grantee.

WITNESS MY SIGNATURE on this the 2 day of April March, 1985.

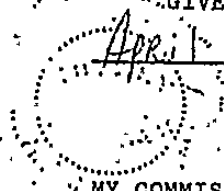
Willie Mae Davis Jones  
WILLIE MAE DAVIS JONES

STATE OF Michigan  
COUNTY OF Wayne

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named WILLIE MAE DAVIS JONES, who stated and acknowledged to me that she did sign

and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 1 day of April, 1985.



Lucille Careathers  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
LUCILLE CAREATHERS  
Notary Public, Wayne County, MI  
My Commission Expires Feb. 14, 1988

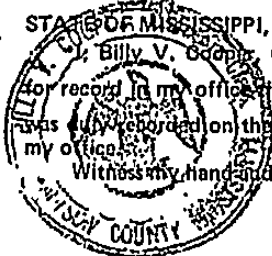
Grantor:

18616 Ohio Street  
Detroit, MI 48203  
458:2994/5170

Grantee:

Route 1, Box 224  
Canton, MS 39046

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 8 day of April, 1985, at 8:30 o'clock PM, and was duly recorded on the APR 11 1985 day of APR 11 1985, 1985, Book No 204 on Page 311 in my office.  
Witness my hand and seal of office, this the 11 day of April, 1985.  
BILLY V. COOPER, Clerk  
By H. Wright, D.C.



GRANTOR'S ADDRESS P.O. Box 16857 Jackson, Ms. 39236GRANTEE'S ADDRESS 709 Mc Cormick Court, Ridgeland, Ms. 39157INDEXED  
2011

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100ths Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WE, JAMES M. OUTLAW, JR. and wife,

MARGARET B. OUTLAW

do hereby sell, convey and warrant unto BRADFORD BRIAN HUTSON and wife, DENISE K. HUTSON as joint tenants with full right of survivorship and not as tenants in common

the following described land and property lying and being situated in MADISON County, Mississippi, to-wit:

Lot 98 of GREENBROOK SUBDIVISION, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B at Slide 24, reference to which map or plat is hereby made in aid of and as a part of this description.

There is excepted from the warranty of this conveyance all building restrictions, protective covenants, mineral reservations and conveyances, and easements of record affecting said property.

It is understood and agreed that 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 grantors agree to pay the grantees any deficit on an actual proration and, likewise, the grantees agree to pay to the grantors any amount overpaid by them.

WITNESS OUR SIGNATURES, this the 4th day of APRIL, 1985.

James M. Outlaw, Jr.  
James M. Outlaw, Jr.  
Margaret B. Outlaw  
Margaret B. Outlaw

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally came and appeared before me the undersigned authority duly authorized by law to take acknowledgements in and for said County and State, the within named James M. Outlaw, Jr. and Margaret B. Outlaw who acknowledged that signed and delivered the above and foregoing instrument of writing on the day in the year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 4th day of APRIL, 1985.

My Commission Expires: 7.17.1985

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 8 day of April, 1985 at 9:00 clock A.M., and was duly recorded on the 11 day of APRIL, 1985, Book No 204 on Page 312 in my office.

Witness my hand and seal of office, this the 11 day of APRIL, 1985.

BILLY V. COOPER, Clerk

By h. wright, D.C.

204 - 313

2613

2

C

AND:

WITNESS MY SIGNATURE, this the 22nd day of May, 1978.

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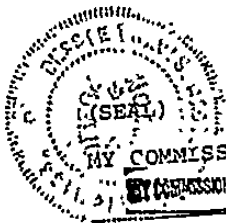
\_\_\_\_\_

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned  
authority in and for the jurisdiction aforesaid, GENEVA  
HONEYUCKER, who acknowledged that she signed and delivered  
the above and foregoing instrument on the day and in the  
year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this  
the 24th day of May, 1978.

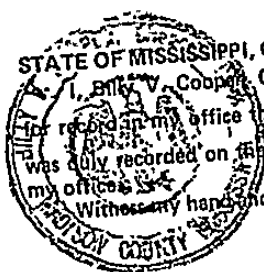
Boris M. Harris  
NOTARY PUBLIC



MY COMMISSION EXPIRES:  
BY COMMISSION EXPIRES NOVEMBER 8, 1981

BOOK  
204 REC-314

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 8 day of April, 1985, at 9:00 o'clock PM, and  
was duly recorded on the 8 day of April, 1985, Book No 204 on Page 313 in  
my office at Madison.  
Without my hand and seal of office, this the ..... of ..... 19.....  
BILLY V. COOPER, Clerk  
By B. Wright....., D.C.





BOOK 204 PAGE 315

WARRANTY DEED

INDEXED

2614

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Aaron Lee, does hereby convey and warrant unto Bell and Lee Development Company, a Mississippi Partnership, that certain lot, tract or parcel of land lying and being situate in the County of Madison, State of Mississippi, more particularly described as follows, to-wit:

Lot Five (5), PRESIDENTIAL HEIGHTS, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, reference to which map or plat is hereby made in aid of and as a part of this description.

The warranty of this conveyance is subject to those certain Protective Covenants affecting said lot as the same appears of record among the Land Records of Madison County, Mississippi.

The warranty of this conveyance is subject to all oil, gas and mineral reservations, leases and royalty transfers or reservations of record affecting the subject property.

WITNESS the signature of the undersigned on this the 30 day of march, 1985.

Aaron Lee  
AARON LEE

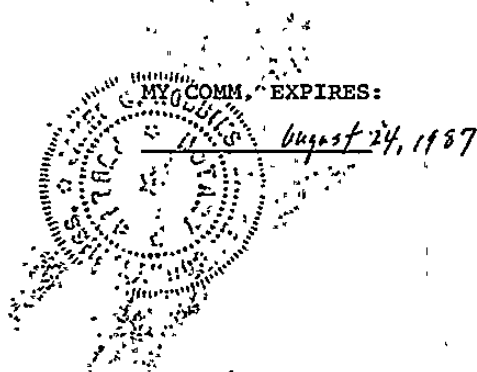
STATE OF MISSISSIPPI  
COUNTY OF MADISON

Personally appeared before the undersigned authority  
in and for the aforesaid County and State, Aaron Lee, who  
acknowledged that he signed and delivered the above and  
foregoing instrument of writing on the day and year therein  
mentioned.

GIVEN under my hand and official seal of office  
this the 30 day of March, 1985.

James Robbins  
NOTARY PUBLIC

BOOK 204 PAGE 316



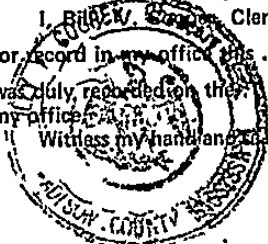
STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 8 day of April, 1985, at 9:00 o'clock A. M., and  
was duly recorded on the 11 day of April, 1985, Book No. 204 on Page 316.  
my office, APR 11 1985

Witness my hand and seal of office, this the ..... of ....., 19.....

BILLY V. COOPER, Clerk

By J. Wright....., D.C.



C  
INDEXED

BOOK 204 PAGE 317

2611

WARRANTY DEED

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 legal sufficiency of all of which is hereby acknowledged, WE, CARL G. MYERS and wife, LORENA B. MYERS, of 5025 Wayneland Drive, Apt. A1, Jackson, Mississippi 39211, do hereby sell, convey and warrant unto THOMAS C. FETZER, SR. and wife, M. MAXINE FETZER, of 1757 Hamilton Boulevard, Jackson, Mississippi 39213, as joint tenants with full rights of survivorship, but not as tenants in common, the following described land and property situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

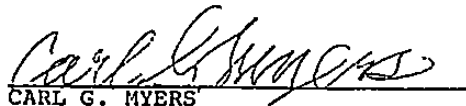
Lot 155 of Lake Lorman, Part V, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi.

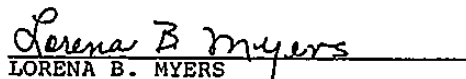
This conveyance is made subject to all applicable restrictive covenants, easements and rights-of-way appearing of record.

Ad valorem taxes for the year 1985 and maintenance fee will be prorated.

Seller makes no warranty, express or implied, except that heating and air conditioning unit will be in good operating condition on date of closing.

WITNESS OUR SIGNATURES, this 3 day of April, 1985.

  
CARL G. MYERS

  
LORENA B. MYERS

BOOK 204 PAGE 318

STATE OF MISSISSIPPI  
COUNTY OF HINDS

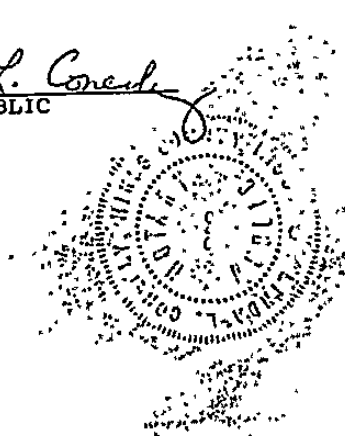
PERSONALLY appeared before me, the undersigned authority  
in and for the jurisdiction aforesaid, CARL G. MYERS and LORENA  
B. MYERS, who acknowledged that they signed, sealed, and  
delivered the foregoing Warranty Deed on the date and for the  
purposes therein set forth.

GIVEN UNDER MY HAND and official seal, this 3 day of  
April, 1985.

Linda L. Conner  
NOTARY PUBLIC

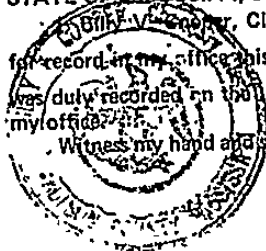
My Commission Expires:

July 27, 1988



STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 8 day of April, 1985, at 7:00 o'clock PM, and  
was duly recorded on the APR 11 1985 day of April, 1985, Book No 204 on Page 317. In  
my office.



Witness my hand and seal of office, this the APR 11 1985 day of April, 1985.

BILLY V. COOPER, Clerk

By M. Wright, D.C.

WARRANTY DEED

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, the undersigned Betty Webb Greer Babineaux, previously Betty Webb Greer, does hereby sell, convey and warrant unto Curtis M. Powell, the following described land and property located and situated in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 16, Treasure Cove, Part 3, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B, Slide 33, reference to which is hereby made in aid of and as a part of this description.

Subject property constitutes no part of the Grantor's homestead.

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

The warranty of this conveyance is made expressly subject to all restrictive covenants, rights of way, easements, and mineral reservations of record affecting the above described property.

WITNESS THE SIGNATURES OF THE GRANTORS this the 1st day of April, 1985.

## GRANTOR'S ADDRESS:

5343 Pine Lane Drive  
Jackson, MS 39211

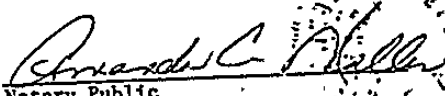
## GRANTEES' ADDRESS:

Betty Webb Greer Babineaux  
Betty Webb Greer Babineaux

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Betty Webb Greer Eabireux, who acknowledged that she signed and delivered the above and foregoing instrument as her act and deed.

GIVEN under my hand and official seal this the 1st day of April, 1985.

  
Notary Public

My Commission Expires:

9-16-85

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 8 day of April, 1985, at 9:00 o'clock A.M., and was duly recorded on the APR 11 1985 day of April, 1985, Book No. 204 on Page 319 in my office.

Witness my hand and seal of office, this the APR 11 1985 day of April, 1985.

BILLY V. COOPER, Clerk

By M. Wright, D.C.

INDEXED

BOOK 204 PAGE 321  
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GUS A. PRIMOS, Attorney in Fact for Robert C. Travis, Grady L. McCool, Jr. and W. F. Dearman, Jr., by virtue of that certain Power of Attorney on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 192, at Page 574, and GUS A. PRIMOS, individually, do hereby sell, convey and warrant unto CHARLES L. WOMACK, a single person---

the following described real property lying and being situated in Madison County, Mississippi, to-wit:

Lot 16, SANDALWOOD SUBDIVISION, Part Five, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County, in Cabinet B, Slide 46, reference to which is hereby made in aid of and as a part of this description.

This conveyance is made subject to a prior reservation of all oil, gas and other minerals, and to any easements or rights of way now of record pertaining to the subject lands.

This conveyance is further subject to those certain restrictive covenants recorded in Book 553 at Page 453, of the records of said county.

The subject lands constitute no part of the homestead of any of the grantors herein.

It is understood and agreed that the advalorem taxes for the year 1985 are to be prorated between the parties hereto as of the date hereof.

WITNESS OUR SIGNATURES this the 19 day of March, 1985.

ROBERT C. TRAVIS, GRADY MCCOOL, JR.,  
W. F. DEARMAN, JR.

BY: Gus A. Primos  
GUS A. PRIMOS, Their  
Attorney in Fact  
Gus A. Primos  
GUS A. PRIMOS

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally came and appeared before me, the under-  
signed authority in and for the jurisdiction aforesaid, Gus  
A. Primos, who acknowledged to me that he is the Attorney in  
Fact for Robert C. Travis, Grady McCool, Jr. and W. F. Dearman,  
Jr. by virtue of that certain Power of Attorney dated on  
October 4, 1984, and of record in the office of the Chancery  
Clerk of Madison County, Mississippi, in Book 201, at Page  
261 thereof, and that he signed and delivered the above and  
foregoing warranty deed in such capacity, and individually,  
on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 19<sup>th</sup>  
day of March, 1985.

*Martha L. Dyer*  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires Nov. 25, 1988

GRANTORS:  
ROBERT C. TRAVIS, GRADY MCCOOL, JR.,  
W. F. DEARMAN, JR., and GUS A. PRIMOS  
Post Office Box 651  
Jackson, Mississippi 39205

GRANTEE(S):  
Charles L. Womack  
2611 S. Gallatin  
Jackson, MS 39205

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office on the 8 day of April, 1985, at 9:00 o'clock A. M., and  
was duly recorded on the 11 day of April, 1985, Book No 204 on Page 321. in  
my office. With my hand and seal of office, this the 11 day of April, 1985.

BILLY V. COOPER, Clerk

By B. V. Cooper, D.C.



-WARRANTY DEED-

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good, legal and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, COLONIAL HOMES, INC., P. O. Box 22, Ridgeland, MS, does hereby sell, convey and warrant unto JOEL LAMBERT MILLER and wife, LEA ANN MILLER, 507 Post Oak Place, Madison, MS 39110, as joint tenants with full rights of survivorship, and not as tenants in common, the land and property situated in Madison County, Mississippi, more particularly described as follows, to-wit:

Lot 30, POST OAK PLACE, REVISED, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton Mississippi in Plat Cabinet B at Slide 63 reference to which map or plat is here made in aid of and as a part of this description.

THIS CONVEYANCE is made subject to all applicable building restrictions, restrictive covenants, easements and mineral reservations of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantors agree to pay to the Grantees or their assigns any amount which is a deficit on an actual proration and likewise, the Grantees agree to pay to the Grantors any amount overpaid by them.

WITNESS THE SIGNATURES of the Grantors, this the 1st day of April, 19 85.

COLONIAL HOMES, INC.

BY: Larry King V.P.

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me the undersigned authority in and for the aforesaid jurisdiction, Larry King, personally known to me to be the Vice President of the within named Colonial Homes, Inc., who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned for and on behalf of said corporation, the first having been fully authorized so to do.

GIVEN UNDER MY HAND and official seal of office on this the 1st day of April, 1985.

My Commission Expires

My Commission Expires Sept. 9, 1985

Deborah Brumby  
Notary Public

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 8 day of April, 1985, at 9:00 o'clock A.M., and was duly recorded on the day of APR 11 1985, 19....., Book No. 204 on Page 323 in my office.

Witness my hand and seal of office, this the ..... of ..... 1985, 19.....

BILLY V. COOPER, Clerk

By D. Wright D.C.

MINERAL DEED  
Mid-Continent Royalty Owners Association  
Approved Form Revised

This Space Reserved for Filing Stamp

2628  
INDEXED

KNOW ALL MEN BY THESE PRESENTS.

That Carl B. Anderson, Sr., a single man  
P. O. Box 24060  
of Oklahoma City, OK 73124  
hereinafter called Grantor, (whether one or more) for and in consideration of the  
sum of Ten and no/100

Dollars (\$10.00) cash  
in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby  
grant, bargain, sell, convey, transfer, assign and deliver unto Carl B. Anderson, Sr., Trustee of the  
Carl B. Anderson, Sr. 1975 Revocable Trust Agrmt. dtd. 8-19-75, hereinafter  
called Grantee (Whether one or more) an undivided 16/168 interest in  
and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands  
situated in Madison County, State of Mississippi, to-wit:

All in T8N, R1W:  
Section 3: W/2 SE/4 NW/4, & SW/4 NW/4, & W/2 NE/4 SW/4, & NW/4 SW/4.  
Section 4: NE/4 SE/4 & all that part of NW/4 SE/4 East of the Public Road.  
Containing in the aggregate of 168 acres more or less.

containing see above acres, more or less, together with the right of ingress and egress at all times for the purpose of mining,  
drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the  
same therefrom with the right to remove from said land all of Grantee's property and improvements.  
This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record  
herebefore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interests in  
and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described  
land from and after the date hereof, precisely as if the Grantee herein had been at the date of the making of said lease the owner of a  
similar undivided interest in and to the land described and Grantee one of the lessors thereof.  
Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and  
likewise agrees that Grantee herein shall have the right at any time to redress for said Grantor by payment, any mortgage, taxes, or other liens  
on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD The above described property and easement with all and singular the rights, privileges,  
and appurtenances thereunto or in any wise belonging to the said Grantee herein his heirs, successors, personal  
representatives, administrators, executors, and assigns for ever, and Grantor do es hereby warrant said title to  
Grantee s heirs, executors, administrators, personal representatives, successors and assigns forever and  
do es hereby agree to defend all and singular the said property unto the said Grantee herein his heirs,  
successors, executors, personal representatives, and assigns against every person whomsoever claiming or to claim the  
same or any part thereof.

WITNESS my hand this 20th day of September, 1984

Carl B. Anderson, Sr.



STATE OF OKLAHOMA, County of Oklahoma ss: Individual Acknowledgment  
Before me, the undersigned, a Notary Public in and for said County and State on this 20th day of  
September, 1984, personally appeared Carl B. Anderson, Sr.

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me  
that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.  
My commission expires 1-12-88 Bettie L. Richards Notary Public

STATE OF OKLAHOMA } ss: CORPORATION ACKNOWLEDGMENT  
COUNTY OF } Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_  
STATE OF MISSISSIPPI, County of Madison:  
Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this \_\_\_\_\_ day of \_\_\_\_\_, 1985, at 5:00 clock P. M., and  
was duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 1985, Book No. 204 on Page 324.  
my office. Witness my hand and seal of office, this the \_\_\_\_\_ of \_\_\_\_\_, 1985.  
BILLY V. COOPER, Clerk  
By D. Wright, D.C.

SPECIAL WARRANTY DEED

STATE OF MISSISSIPPI I  
COUNTY OF MADISON

BOOK 204 PAGE 325 INDEXED  
KNOW ALL MEN BY THESE PRESENTS:  
2623



That E. B. GERMANY & SONS, a partnership composed of Norman G. Germany, Annette Germany Wilkes, Estate of E. Wilson Germany, and Jennie Margaret Germany, whose address is P. O. Box 12266, Dallas, Texas 75225, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the following Grantees the designated and undivided interests in all of its right, title and interest in and to the properties situated in Madison County, Mississippi, described in Exhibit "A" attached hereto and made a part

hereof for all purposes, subject to all valid recorded documents affecting title:



Norman G. Germany dba  
E. B. Germany & Sons  
P. O. Box 25025  
Dallas, Texas 75225

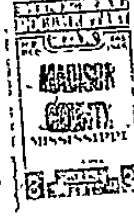
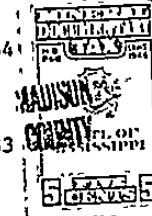
.333334

Wilkesco Inc.  
P. O. Box 25025  
Dallas, Texas 75225

.333333

Germany Properties  
P. O. Box 12266  
Dallas, Texas 75225

.333333



TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees herein, their successors, heirs and assigns forever; and Grantor does hereby bind itself, its successors, heirs, executors and administrators, to warrant and forever defend all and singular the said properties unto the said Grantees herein, and Grantees' successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

EXECUTED as of the 1st day of January, 1985.



E. B. GERMANY & SONS

By Norman G. Germany  
Norman G. Germany  
Managing Partner



STATE OF TEXAS I  
COUNTY OF DALLAS I

THIS DAY personally appeared before me, the undersigned authority, the within named NORMAN G. GERMANY, as the Managing Partner of E. B. GERMANY & SONS, who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL this 10th day of January, 1985.

My commission expires:  
6-30-88



Kathryn Bowden  
Notary Public  
State of Texas

Kathryn Bowden



BOOK 204 PAGE 326

EXHIBIT "A"  
TO  
SPECIAL WARRANTY DEED

(MADISON COUNTY, MISSISSIPPI, PROPERTIES)

1/5 Mineral Interest in 886 acres, more or less, (177.2 net acres)  
out of Sections 17, 20, 21, 28, 29 & 30, T9, R1W, and being the same  
property described in Mineral Deed dated June 30, 1942 from Comrade  
Oil Company to E. B. Germany et al., recorded in Book 36, page 5,  
Records of Madison County, Mississippi. (R. A. Biggs)

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 10 day of April, 1985, at 9:00 o'clock P.M., and  
was duly recorded on the 11 day of April, 1985, Book No. 204 on Page 325 in  
my office.

Witness my hand and seal of office, this the 11 day of April, 1985.

BILLY V. COOPER, Clerk

By D. Wright, D.C.

C  
BOOK 204 PAGE 327

SPECIAL WARRANTY DEED

2633

INDEXED

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 which is hereby acknowledged, the undersigned WYLIE E. RICHARDS and wife CLARA DEAN RICHARDS, do hereby sell, convey and warrant specially unto NANCY JEAN RICHARDS, a single person, the following described land and property located and situated in the County of Madison, State of Mississippi, and being more particularly described as follows, to-wit:

Unit A, Part of Lot 137, Village Square, Part 1, according to a plat on file in the office of the Chancery Clerk at Canton, Madison County, Mississippi, in Plat Cabinet B at Slot 38, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 137 and run North 01 degree 42 minutes East along the West line of said Lot 137 for a distance of 75.2 feet; thence South 56 degrees 38 minutes East along a party wall and a projection thereof for a distance of 122.6 feet to a point in the East line of said Lot 137; thence South 64 degrees 45 minutes West along the chord of a curve bearing to the right having a radius of 25 feet, for a chord distance of 23.5 feet the point of tangency of said curve; thence North 88 degrees 18 minutes West along the South line of said Lot 137 for a distance of 83.73 feet to the point of beginning.

IT IS AGREED AND UNDERSTOOD that advalorem taxes for the current year have been prorated.

THIS CONVEYANCE is subject to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

AND THE Grantor covenants and agrees to and with Grantee, that the Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

BOOK 204 PAGE 328

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officers this the  
3rd day of April, 1985.

Wylie E. Richards  
WYLIE E. RICHARDS  
Clara Dean Richards  
CLARA DEAN RICHARDS

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named WYLIE E. RICHARDS and wife, CLARA DEAN RICHARDS, who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE THIS THE  
3rd DAY OF April, 1985.

Delores H. Thornton  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires: 5-1-85

Address: \_\_\_\_\_ (Grantor)

Address: 948-A Glastonbury Circle, Ridgeland, MS 39157 (Grantee)

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 8th day of April, 1985, at 10:35 o'clock A.M., and was duly recorded on file on the 11th day of APR 11 1985, Book No 204 on Page 327 in my office.  
Witness my hand and seal of office, this the 11th day of APR 11 1985, 19.....  
BILLY V. COOPER, Clerk

By D. Wright, D.C.

C

AGREEMENT made this the 3rd day of April, 1985, by and between WYLIE E. RICHARDS and wife, CLARA DEAN RICHARDS, (hereinafter called Seller) and NANCY JEAN RICHARDS, a single person, (hereinafter called Purchaser).

WITNESSETH:

WHEREAS, Seller has constructed a two-family dwelling on Lot 137, VILLAGE SQUARE SUBDIVISION, PART 1, and has concurrently herewith conveyed to Purchaser the South parcel of said Lot 137 as shown on survey prepared by T. E. McDonald, Inc., dated April 1, 1985, and attached hereto as Exhibit "A" and hereby made a part hereof; and

WHEREAS, the dividing line of the parcel conveyed to Purchaser and the parcel retained by Seller is also the dividing line of the two-family dwelling constructed on said Lot 137 and the wall, which is part of original construction of the two-family dwelling is on the dividing line between the lots, shall constitute a party-wall.

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the parties hereto do hereby agree as follows:

1. To the extent not inconsistent with the provisions of this Agreement, the general rule of law regarding party-walls and liability for property damage due to negligent or willful acts or omissions shall apply thereto.

2. The cost of reasonable repair and maintenance of the party-wall shall be shared by the owners who make use of the wall in proportion to such use. If the party-wall is destroyed or damaged by fire or other casualty, either owner may restore it, and the other owner shall contribute to the cost of restoration thereof in proportion to such use without prejudice; subject, however, to the right of any such owner to call for a larger

contribution for the other under rule of law regarding liability for negligent or willful act or omissions. Such restoration shall be in substantial conformity with the original plans and specifications for same, and such shall be done with the proceeds of insurance available for that purpose, if any, unless such restoration or repair has been waived in writing by the holder of any security interest of record on any unit comprising the two-family dwelling which has been destroyed or damaged and is not to be repaired or rebuilt. Any institutional holder of a first mortgage lien or equivalent security interest in either of the units is entitled to a timely written notice of such damage or destruction.

3. Notwithstanding any other provisions of this Agreement, an owner, who, by his negligence or willful act, causes the party-wall to be exposed to the elements, shall bear the whole cost of furnishing the necessary protection against such elements.

4. The right of any owner to contributions from any other owner under this paragraph shall be appurtenant to the land and shall pass to such owners or successors in title.

IN WITNESS WHEREOF the undersigned parties hereto have caused this Agreement to be executed on the day and year first above written.

Wylie E. Richards  
WYLIE E. RICHARDS

Clara Dean Richards  
CLARA DEAN RICHARDS

Nancy Jean Richards  
NANCY JEAN RICHARDS, a single person



STATE OF MISSISSIPPI

COUNTY OF HINDS

BOOK 204 PAGE 331

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named WYLIE E. RICHARDS and wife, CLARA DEAN RICHARDS, who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3<sup>rd</sup> day of April, 1985.

*Delores H. Thornton*  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Sept. 23, 1986

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named NANCY JEAN RICHARDS, a single person, who acknowledged that she signed and delivered the above and foregoing instrument of writing on the day and of the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3<sup>rd</sup> day of April, 1985.

*Delores H. Thornton*  
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Sept. 23, 1986

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 8<sup>th</sup> day of April, 1985, at 10:25 o'clock A.M., and was duly recorded on this 11<sup>th</sup> day of April, 1985, in Book No. 204, on Page 329. in my office.

Witness my hand and seal of office, this the 11<sup>th</sup> day of April, 1985.

BILLY V. COOPER, Clerk

By *D. Wright*, D.C.

BOOK 204 PAGE 332  
ROYALTY DEED

PRINTED AND FOR SALE BY  
HEDERMAN BROS., JACKSON, MISS.

(Term)

INDEXED 263

Know All Men By These Presents:

That DONALD B. PIERCE, Columbia, Mississippi 39429

for and in consideration of the price and sum of  
----- Ten and No/100 and other valuable considerations -----

(\$ 10.00 & OV\$ Dollars and other valuable considerations, cash in hand paid by

ISLA O. TULLOS, Rt. 1, Box 142-D, Flora, MS 39071

hereinafter referred to as grantee, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey, unto the said grantee the mineral royalty interest hereinafter set out affecting and relating to the following described lands in the County of Madison, State of Mississippi, to-wit:

TOWNSHIP 9 NORTH - RANGE 1 WEST

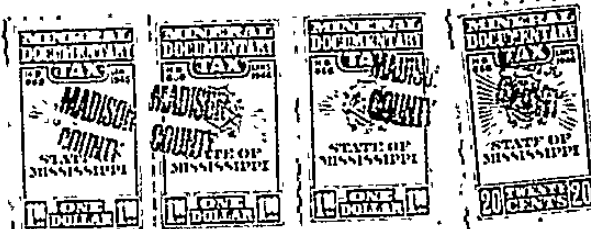
Section 24: East Half of Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$ );  
Northeast Quarter (NE $\frac{1}{4}$ ).

TOWNSHIP 9 NORTH - RANGE 1 EAST

Section 19: North Half (N $\frac{1}{2}$ );

Section 18: All of Section 18 less twelve (12) acres in the  
Northeast Corner.

Containing in the aggregate 1,188 acres, more or less.



Five (5)

February 18, 1982,

This conveyance shall be for a period of Five (5) years from ~~date~~ hereof, and as long thereafter as oil, gas or other minerals are produced from said lands, or from lands with which said lands are pooled or unitized, and also as long thereafter as drilling or reworking operations are being conducted on said lands, or on lands pooled or unitized therewith, without more than 90 days cessation of operations, in an effort to produce oil, gas or other minerals, and if said operations result in the production of said minerals, then for as long thereafter as oil, gas or other minerals are produced from said lands, or from lands pooled or unitized therewith. A shut-in gas well shall be considered as a producing well and shall perpetuate the term of this conveyance.

The royalty interests and rights herein sold, transferred and conveyed are:

(a) My entire interest in and to ~~the~~ the whole of any oil, gas or other minerals, except sulphur, on and under and to be produced from said lands; delivery of said royalties to be made to the purchaser herein in the same manner as is provided for the delivery of royalties by any present or future mineral lease affecting said lands.

(b) Proportionate part ~~xxx~~ per long ton for all sulphur produced from said lands, payments therefor to be made monthly for sulphur marketed.

This sale and transfer is made and accepted subject to any oil, gas and mineral lease now affecting said lands, but the royalties hereinabove described shall be delivered and/or paid to the purchaser out of and deducted from the royalties reserved to the lessor in any such lease. This sale and transfer, however, is not limited to royalties accruing under any lease presently affecting said lands, but the rights herein granted are and shall remain a charge and burden on the land herein described and binding on any future owners or lessees of said lands and, in the event of the termination of any present lease, the said royalties shall be delivered and/or paid out of the whole of any oil, gas or other minerals produced from said lands by the owner, lessee or anyone else operating thereon.

The grantor herein reserves the right to grant future leases affecting said lands so long as there shall be included therein, for the benefit of the grantee herein, the royalty rights herein conveyed, and the grantor further reserves the right to collect and retain all bonuses and rentals paid for or in connection with any future lease or accruing under the lease now outstanding.

TO HAVE AND TO HOLD said royalty rights unto the said purchaser, for the term above stated, and the said grantor hereby agrees, to warrant and forever defend said rights unto the said purchaser against any person whomsoever lawfully claiming or to claim the same.

WITNESS the signature of grantor, this the 20th day of February, 19 85

Donald B. Pierce  
Donald B. Pierce

WITNESSES:



C . . .  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

BOOK 204 PAGE 334

INDEXED  
2000

WARRANTY DEED

FOR AND IN CONSIDERATION of the price and sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, WILLIAM B. COOPER, JR., 609 E. 7th Avenue, Morton, Mississippi 39117, do hereby sell, convey and warrant unto JERRY T. TANT, SR., and wife, KATHRYN JEAN TANT, 420 East Dinkins Street, Canton, Mississippi, as joint tenants with right of survivorship and not as tenants in common, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot Number Five (5) in Cedar Addition to the City of Canton, Madison County, Mississippi, as shown by plat of record in the Chancery Clerk's Office of Madison County, Mississippi, in Canton, Mississippi. Said lot fronts seventy feet on Dinkins Street, and runs back between parallel lines a distance of 150 feet from said street.

Less and except one-half (1/2) of all oil, gas and mineral rights which were reserved by the Federal Land Bank of New Orleans, Louisiana.

This conveyance is executed subject to the following exceptions:

1. Grantor conveys unto Grantees all minerals which he may own lying in, on and under the above described property.
2. Ad valorem taxes for the year 1985 shall be prorated with the Grantor paying 0 /12ths of said taxes and the Grantees paying 10 /12ths of said taxes.

3. Zoning Ordinances and Subdivision Regulations of  
the City of Canton and Madison County, Mississippi.

EXECUTED this the 8 day of April, 1985.

William B. Cooper, Jr.  
WILLIAM B. COOPER, JR.

BOOK 204 PAGE 335

STATE OF MISSISSIPPI

COUNTY OF MADISON

Personally appeared before me, the undersigned  
authority in and for said county and state, the within named  
WILLIAM B. COOPER, JR., who acknowledged that he signed,  
executed and delivered the above and foregoing instrument on  
the day and year therein mentioned.

Given under my hand and official seal, this the 8<sup>th</sup>  
day of April, 1985.

Mrs. William R. Lynch  
NOTARY PUBLIC

My commission expires:

My commission expires November 29, 1988.

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 8 day of April, 1985, at 11:55 o'clock a.M., and  
was duly recorded on the APR 11 1985 day of APR 11 1985, 1985, Book No. 204 on Page 334 in  
my office.

Witness my hand and seal of office, this the APR 11 1985 day of APR 11 1985, 1985.

BILLY V. COOPER, Clerk

By M. Wright, D.C.

BCE: 202 111 336

RELEASE FROM DELINQUENT TAX SALE  
(INDIVIDUAL)  
DELINQUENT TAX SALE  
STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED No 7292

2643

Redeemed Under M.B. 547  
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from

the sum of fourteen dollars and 42/100 DOLLARS (\$ 14.42)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC.	TWP	RANGE	ACRES
1A on S/5 Velma Burke Lot in NW 1/4 Sec BK 174-58.5	32	10	4E	

Which said land assessed to Fred & Rose L. Williams and sold on the  
17 day of Sept 1984, to Mitchell Kalon for  
taxes thereon for the year 1983, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 8 day of  
April 1985 Billy V. Cooper, Chancery Clerk.

(SEAL)

By A. Rasmussen D.C.

## STATEMENT OF TAXES AND CHARGES

(1) State and County Tax Sold for (Exclusive of damages, penalties, fees)	\$ <u>1.80</u>
(2) Interest	\$ <u>.14</u>
(3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932)	\$ <u>.04</u>
(4) Tax Collector Advertising—Selling each separate described subdivision as set out on assessment roll. \$1.00 plus 25cents for each separate described subdivision	\$ <u>1.25</u>
(5) Printer's Fee for Advertising each separate subdivision \$1.00 each	\$ <u>4.00</u>
(6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision	\$ <u>.25</u>
(7) Tax Collector—For each conveyance of lands sold to individuals \$1.00	\$ <u>1.00</u>
(8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR	\$ <u>8.98</u>
(9) 5% Damages on TAXES ONLY. (See Item 1)	\$ <u>.09</u>
(10) 1% Damages per month or fraction on 19 <u>83</u> taxes and costs (Item 8—Taxes and costs only) <u>7</u> Months	\$ <u>.63</u>
(11) Fee for recording redemption 25cents each subdivision	\$ <u>1.00</u>
(12) Fee for indexing redemption 15cents for each separate subdivision	\$ <u>.60</u>
(13) Fee for executing release on redemption	\$ <u>1.00</u>
(14) Fee for Publication (Sec. 27-43 3 as amended by Chapter 375, House Bill No. 457.)	\$ <u>—</u>
(15) Fee for issuing Notice to Owner, each \$2.00	\$ <u>—</u>
(16) Fee Notice to Lienors @ \$2.50 each	\$ <u>—</u>
(17) Fee for mailing Notice to Owner \$1.00	\$ <u>—</u>
(18) Sheriff's fee for executing Notice on Owner if Resident \$4.00	\$ <u>—</u>
TOTAL	\$ <u>12.30</u>
(19) 1% on Total for Clerk to Redeem	\$ <u>.12</u>
(20) GRAND TOTAL TO REDEEM from sale covering 19 <u>83</u> taxes and to pay accrued taxes as shown above	\$ <u>12.42</u>
	\$ <u>2.00</u>
	\$ <u>14.42</u>

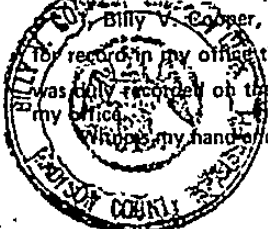
Excess bid at tax sale \$ ✓

Mitchell Kalon 970  
Chuk fee 270  
Rec fee 200  
14.42

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 8 day of April, 1985, at 4:00 o'clock P. M., and  
was duly recorded on the APR 15 1985 day of APR 15 1985, 1985, Book No 204 on Page 336  
my office. I have hereunto set my hand and seal of office, this the APR 15 1985 day of APR 15 1985, 1985.

BILLY V. COOPER, Clerk

By B. Williams D.C.

WARRANTY DEED

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2665  
INDEXED

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, the undersigned, GOOD EARTH DEVELOPMENT, INC., a Mississippi corporation, acting by and through its duly authorized officer, does hereby sell, convey and warrant unto MARK S. JORDAN, the following described land and property lying and being situated in the County of Madison, State of Mississippi, to-wit:

Lot Sixteen (16), BOARDWALK SUBDIVISION, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B, Slide 71 thereof, reference to which is here made in aid of and as a part of this description.

THIS CONVEYANCE is made subject to any and all applicable building restrictions, restrictive covenants, rights-of-way, easements and mineral reservations of record.

Ad valorem taxes for the year 1985 are to be prorated between the Grantor and the Grantee herein as of the date of this conveyance.

WITNESS THE SIGNATURE of the Grantor herein, this the 4 day of April, 1985.

GOOD EARTH DEVELOPMENT, INC.

BY:

Mark S. Jordan Pres.  
Mark S. Jordan, President

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named Mark S. Jordan, who acknowledged to me that he is the President of Good Earth Development, Inc.,

a Mississippi corporation, and that he, as such President, signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as the act and deed of said corporation, he having been first duly authorized so to do.

GIVEN under my hand and official seal of office, this the 4 day of April, 1985.

BOOK 204 PAGE 338



George J. Upton  
NOTARY PUBLIC

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9 day of April, 1985, at 9:00 o'clock a. M., and was duly recorded on the 9 day of April, 1985, Book No. 204 on Page 337. In Witness my hand and seal of office, this the 15 day of April, 1985.

BILLY V. COOPER, Clerk

By D. W. [Signature], D.C.



C  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

BOOK 204 PAGE 339

INDEXED 21

2003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, H. C. BAILEY CONSTRUCTION COMPANY, INC., a Mississippi corporation, by and through its duly authorized officer, does hereby sell, convey and warrant unto GEORGE-TOWN REALTY, INC., a Mississippi corporation, the following described land and property situated in Madison County, Mississippi, more particularly described as follows, to-wit:

Lot 112, VILLAGE OF WOODGREEN, Part 2, a subdivision according to a map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, in Plat Cabinet B at Slot 44 thereof, reference to which map or plat is hereby made in aid of and as a part of this description.

Excepted from the warranty of this conveyance are any and all easements, dedications, rights-of-way, mineral reservations and mineral conveyances and restrictive covenants of record pertaining to or affecting the herein described property.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantee or its assigns any deficit on an actual proration, and likewise the Grantee agrees to pay to the Grantor or its assigns any amount overpaid by it.

It is further agreed that any home that is to be built on above referenced lot must be approved by the Summertree Architectural Review Board.

WITNESS MY SIGNATURE this the 8 day of April, 1985.

H. C. BAILEY CONSTRUCTION COMPANY, INC.

BY: William C. Bailey

WILLIAM C. BAILEY  
Vice President

STATE OF MISSISSIPPI  
COUNTY OF HINDS

This day personally appeared before me, the undersigned Notary Public in and for said County and State, William C. Bailey, who being by me first duly sworn states on oath that he is the duly elected Vice President of H. C. Bailey Construction Company, Inc., and who acknowledged to me that for and on behalf of said H. C. Bailey Construction Company, Inc., he signed and delivered the above and foregoing instrument on the day and year therein mentioned, he being first duly authorized so to do by said corporation.

GIVEN under my hand and official seal of office this the 8<sup>th</sup> day of April, 1985.

Shelly C. Wilson  
NOTARY PUBLIC

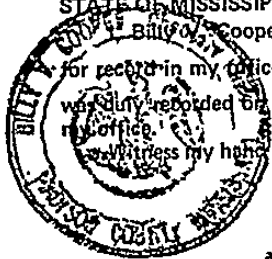
My Commission Expires:

7-10-85

Grantor's Address: P.O. Box 16527  
Jackson, MS 39236

Grantee's Address: P.O. Box 1093  
Bermdaw, Ms. 39042

STATE OF MISSISSIPPI, County of Madison:  
Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9 day of April, 1985, at 9:00 o'clock a M., and was duly recorded on the 9 day of April, 1985, Book No. 204 on Page 339. in my office.  
Witness my hand and seal of office, this the 15 day of April, 1985.  
BILLY V. COOPER, Clerk  
By D. Wright, D.C.



INDEXED

CORRECTION WARRANTY DEED

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 legal sufficiency of all of which is hereby acknowledged, We, DR. RUEL MAY, JR., LEXIE W. THORN, LONNIE JOE WELCH, and JOHN S. MAY, of 216 South State Street, Jackson, Mississippi 39201, do hereby sell, convey and warrant our one-half (1/2) interest in and to the below described property unto RICHARD L. RIDGWAY, C.R. RIDGWAY IV, and E. DAVID COX, operating as Madison Station Storage, of P.O. Box 2047, Jackson, Mississippi, 39201, the following described land and property situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

A parcel of land located in the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 8, Township 7 North, Range 2 East of the Choctaw Meridian at Madison, Madison County, Mississippi, more particularly described as follows:

Beginning at a point on the Northeast line of Main Street 25.02 feet northwesterly from the centerline of the Illinois Central Gulf Railroad Company's Canton District main track, as measured along said Northeast line; thence North 68° 16' 36" West along said Northeast line, 86.09 feet to the southeasterly corner of an irregular parcel of land conveyed by Illinois Central Gulf Railroad Company, a Delaware corporation, to Thweatt Construction, Inc. by deed dated May 29, 1973; thence North 21° 43' 24" East along the southeasterly line of said Thweatt property, 537.20 feet to the northeasterly corner thereof; thence South 60° 16' 37" East 107.90 feet to a line that lies parallel to and 25 feet normally distant northwesterly from the centerline of said main track; thence South 24° 00' 00" West along said parallel line, 522.60 feet to return to the point of beginning.

Excepted from the conveyance herein are those reservations contained in that certain Warranty Deed dated May 23, 1984 and filed for record in Book 200 at Page 433 in the office of the Chancery Clerk of Madison County, Mississippi.

Excepted from the warranty hereof are all restrictive covenants, encroachments, easements, rights-of-way, and reservations/conveyances of oil, gas and other minerals of record affecting

said property.

WITNESS OUR SIGNATURES, this 31<sup>st</sup> day of March, 1985.

DR. RUEL MAY, JR.

LEXIE W. THORN

LONNIE JOE WELCH

JOHN S. MAY

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, DR. RUEL MAY, JR., LEXIE W. THORN, LONNIE JOE WELCH, and JOHN S. MAY, who acknowledged that they signed, sealed, and delivered the foregoing Correction Warranty Deed on the date and for the purposes therein set forth.

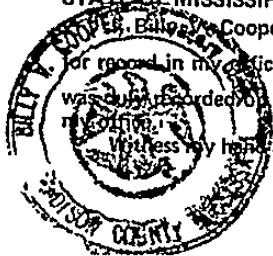
GIVEN UNDER MY HAND and official seal, this 31<sup>st</sup> day of March, 1985.

NOTARY PUBLIC

My Commission Expires:  
July 24, 1985

BOOK 204:W 342

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed or record in my office this 9 day of April, 1985, at 9:00 clock A. M., and was duly recorded on the 15 day of APR, 1985, Book No. 204 on Page 347 in

Witness my hand and seal of office, this the 15 of APR, 1985, 1985.

BILLY V. COOPER, Clerk

By D. Wright, D.C.

C

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2002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and for the further consideration of the assumption and agreement to pay by the Grantee herein, that certain Deed of Trust, executed by Michael D. Brown and wife, Phyllis McGehee Brown, to Hancock Mortgage Company dated March 22, 1979, which was recorded in the office of the Chancery Clerk of Madison County in Book 454 at Page 545, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, Jack Wiley Riseden, Jr. and wife, Cordelia O'Shella Riseden, do hereby sell, convey and warrant unto Tim R. McCarty the following described land and property lying and being situated in Madison County, Mississippi, to-wit:

"Lot Five (5), Block 'J', TRACELAND NORTH SUBDIVISION, PART THREE (3), a subdivision according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County, Mississippi in Plat Book 5 at Page 48 thereof, reference to which map or plat is hereby made in aid of and as a part of this description."

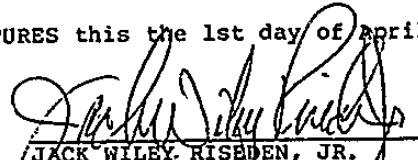
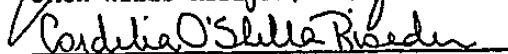
IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated by and between the parties herein as of the date hereof.

AS A PART of the consideration above mentioned, the undersigned hereby transfer unto said Grantee or his assigns any and all escrow accounts now being held by Mortgage or its agents for the benefit of the undersigned, if any.

THIS CONVEYANCE is subject to restrictive covenants, easements and rights of way of record in aforesaid Clerk's office.

THIS CONVEYANCE is subject to prior reservations by predecessors in title of all oil, gas and other minerals, if any, in, on or under the above described property or record.

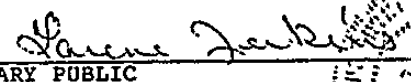
WITNESS OUR SIGNATURES this the 1st day of April, 1985.

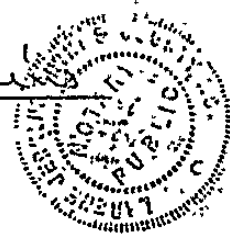
  
JACK WILEY RISEDEN, JR.  
  
CORDELIA O'SHELLA RISEDEN

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named, Jack Wiley Riseden, Jr. and wife, Cordelia O'Shella Riseden, who, acknowledged to me, that they signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE ON this, the 1st day of April, 1985.

  
NOTARY PUBLIC  
My Commission Expires:  
My Commission Expires Nov. 23, 1988



GRANTOR'S ADDRESS

Jack Wiley Riseden, Jr. and wife,  
Cordelia O'shella Riseden  
5840 Ridgewood Road, FF - 47  
Jackson, Mississippi

GRANTEE'S ADDRESS

Tim R. McCarty  
171 Twin Oaks  
Madison, Mississippi

NAME AFFIDAVIT

STATE OF MISSISSIPPI  
COUNTY OF HINDS

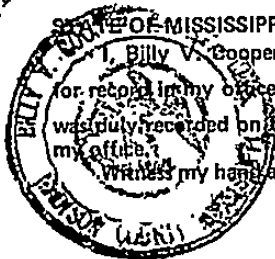
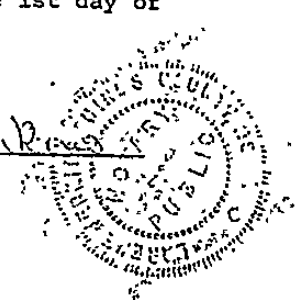
PERSONALLY APPEARED before me the undersigned authority  
at Law, Cordelia O'Shella Riseden who stated on oath that she is  
one and the same as Cordelia Oshellia Riseden, Grantee of the  
certain Warranty Deed dated March 14, 1980 from Mary Grace  
Hawkins McRee, Grantor.

Cordelia O'Shella Riseden  
CORDELIA O'SHELLA RISEDEN

SWORN TO AND SUBSCRIBED BEFORE ME this the 1st day of  
April, 1985.

Patricia Jackson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

My Commission Expires Nov. 28, 1988



STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 9 day of April, 1985, at 9:00 o'clock P.M., and  
was duly recorded on the 15 day of April, 1985, Book No. 204 on Page 343. in  
my office.

Witness my hand and seal of office, this the 15 day of April, 1985.

BILLY V. COOPER, Clerk

By N. Wright, D.C.

INDEXED

BOOK 204 PAGE 345

WARRANTY DEED

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, DANIEL L. STANLEY and wife, HELEN F. STANLEY, Grantors, do hereby convey and forever warrant unto LEONARD COPAS and wife, JUDY COPAS, as joint tenants with full rights of survivorship and not as tenants in common, for life, with the remainder to BILLY RAY COPAS and PENNY REBECCA COPAS, Grantees, the following described real property lying and being situated in Madison County, Mississippi, to-wit:

Lot No. 16 of Twin Lake Subdivision according to a plat thereof on file and of record in Plat Book 5 at page 8 of the records of the Chancery Clerk of Madison County, Mississippi.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. County of Madison ad valorem taxes for the year 1985, which are liens, but are not yet due or payable and which shall be prorated as follows: Grantors: -0-; Grantees: All.
2. Madison County Zoning and Subdivision Regulations Ordinance of 1976, adopted July 23, 1976, and recorded in Minute Book AL at page 77 in the records in the office of the Chancery Clerk of Madison County, Mississippi.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines, and other utilities.
5. Protective Covenants dated July 1, 1967, and recorded in Book 351 at page 530 in the records in the office of the Chancery Clerk of Madison County, Mississippi.

WITNESS OUR SIGNATURES on this the 8<sup>th</sup> day of April, 1985.

Daniel L. Stanley  
DANIEL L. STANLEY

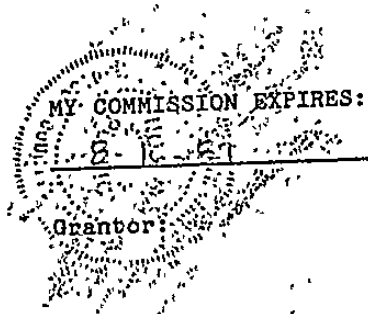
Helen F. Stanley  
HELEN F. STANLEY



STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in  
and for the jurisdiction aforesaid, the within named DANIEL L.  
STANLEY and HELEN F. STANLEY, who stated and acknowledged to me  
that they did sign and deliver the above and foregoing  
instrument on the date and for the purposes therein stated.

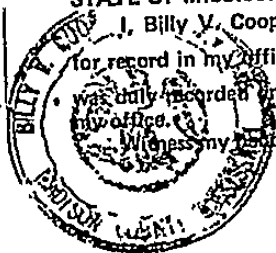
GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 9<sup>th</sup> day of  
APRIL, 1985.



W. S. Smith  
NOTARY PUBLIC

Grantee:  
P. O. Box 404  
Louisville, MS. 39339

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 9 day of April, 1985, at 11:25 o'clock A. M., and  
was duly recorded on the 15 day of APR 1985, 1985, Book No. 204, on Page 346. in  
Witness my hand and seal of office, this the 15 of APR 1985, 1985.  
BILLY V. COOPER, Clerk  
By W. Wright, D.C.



INDEXED


205-17

QUITCLAIM DEED

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, JAMES GOODLOE, Grantor, does hereby remise, release, convey and forever quitclaim unto MILDRED BRANCH and HARRY BRANCH, Grantees, all of my estate, right, title and interest in and to the following described real property lying and being situated in Madison County, Mississippi, to wit:

A lot or parcel of land containing in all 1.0 acres more or less in the SW1/4 of NE1/4, Section 33, Township 10 North, Range 3 East, Madison County, Mississippi, and being more particularly described as beginning at the SE corner of said SW1/4 of NE1/4, Section 33, and from said point of beginning being the SE corner of tract being described run thence N89°30'W for 3.15 chains along a fence being the south line of said Davis property as same now exists to the SW corner of tract being described, thence running North for 3.15 chains, thence running S89°30'E for 3.15 chains to the East line of the SW1/4 of NE1/4, thence running South for 3.15 chains along said east line of SW1/4 of NE1/4 to the point of beginning, and containing in all 1.0 acres more or less, and ALSO, a 30.0 ft. R.O.W. Easement from said property to public road and described as beginning at a point that is.. 3.15 chains North of the SE Corner of the SW1/4 of NE1/4, said point also being the NE Corner of above described tract, and from said point of beginning run thence North for 10.00 chains more or less along the East line of said SW1/4 of NE1/4 to the approximate center line of public road, thence running West for 30.0 feet, thence running South for 10.00 chains more or less to the North line of above described 1.0 acre tract, thence running S89°30'E for 30.0 feet to the point of beginning, and all of said property being situated in the SW1/4 of NE1/4, Section 33, Township 10 North, Range 3 East, Madison County, Mississippi.

WITNESS MY SIGNATURE on this the 8<sup>th</sup> day of APRIL, 1985.

  
JAMES GOODLOE

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named JAMES GOODLOE, who stated and acknowledged to me that he did sign and

deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 8<sup>th</sup> day of April, 1985.

W. S. Smoot  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

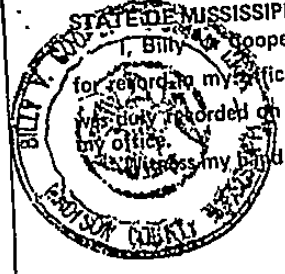
8-16-87

Grantor:  
Rt. 1, Box 224  
Canton, MS 39046

Grantee:

2994/5170

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9 day of April, 1985, at 2:30 o'clock P. M., and was duly recorded on the APR 15 1985 day of APR 15 1985, 1985, Book No. 204 on Page 348 in my office.  
I witness my hand and seal of office, this the APR 15 1985 day of APR 15 1985, 1985.  
By B. V. Cooper....., D.C.



WARRANTY DEED

INDEXED  
2678

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 which is hereby acknowledged, I, ONA MAE HARRIS, Grantor, of 3120 Dicker Drive, #1522, Baytown, Texas 77520, do hereby convey and warrant unto ISALAH SUTHERLAND, Grantee, of Route 1, Box 229, Canton, Mississippi 39046, the following described real property lying and being situated in Madison County, Mississippi, to-wit:

BOOK 204 PAGE 350

A lot or parcel of land, being 3.5 acres evenly off the east end of the Harris property in the S 1/2 NW 1/4, Section 33, Township 10 North, Range 3 East, Madison County, Mississippi, as conveyed by deed recorded in Deed Book 137, Page 792 in the records of the Chancery Clerk of said Madison County, Mississippi and more particularly described as follows:

Commencing at a fence corner post marking the SW corner of the NW 1/4 of said Section 33 and run East for 1353.4 feet to the SW corner and Point of Beginning of the property herein described; thence North for 164.33 feet to a point on the north line of said Harris property; thence S 89° 54'E along said Harris north line for 932.5 feet to the NE corner of said Harris property; thence South along said Harris east line for 162.7 feet to a point on a fence line; thence West along said fence for 932.5 feet to the point of beginning.

WITNESS MY SIGNATURE, this 4th day of April, 1985.

Ona Mae Harris  
ONA MAE HARRIS

STATE OF TEXAS

COUNTY OF HARRIS

PERSONALLY APPEARED before me, the undersigned authority in and for said County and State aforesaid, the within named ONA MAE HARRIS, who, acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned as her act and deed.

Ona Mae Harris  
ONA MAE HARRIS

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 4th day of April, 1985.

Peggy Wright  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

PEGGY WRIGHT  
Notary Public for The State of Texas  
My Commission Expires 10/16/85

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9 day of April, 1985, at 2:30 o'clock P. M., and was duly recorded on the APR 15 1985 day of APR 15 1985, 1985, Book No. 204 on Page 350 in my office.

Witness my hand and seal of office, this the 15 day of APR 15 1985, 1985.

BILLY V. COOPER, Clerk

By Peggy Wright, D.C.

BOOK 204 PAGE 351

INDEXED

2631

QUITCLAIM DEED

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 all of which are hereby acknowledged, the undersigned G. DAN KELLY ("Grantor") does hereby quitclaim and release unto RITA F. KELLY ("Grantee") the following-described real property located in Madison County, Mississippi:

PARCEL ONE

TRACT 1. A Parcel of land situated in the NE 1/4 of Section 23, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East; thence run South along the line between said Sections 23 and 24, for a distance of 598.82 feet to the point of beginning; thence continue along last mentioned call for a distance of 318.67 feet to a point on the North right of way line of Riddley Hill Road; thence run the following bearings and distances along said North right of way line: North 77 degrees 55 minutes West - 733.74 feet, North 78 degrees 42 minutes West - 311.74 feet to a point on the center line of a private 60 foot road, said point being the point of curvature of a curve bearing to the right having a delta angle of 11 degrees 21 minutes and a radius of 1001.31 feet; thence run Northeasterly along said curve an arc distance of 198.35 feet to the point of tangency of said curve; thence run North 22 degrees 27 minutes East along the tangent of said curve a distance of 200 feet; thence leaving aforementioned center line run South 73 degrees 02 minutes East - 929.86 feet to the point of beginning, containing 8.03 acres.

TRACT 2. A parcel of land situated in the SE 1/4 of Section 14, and the NE 1/4 of Section 23, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Beginning at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East, thence run South along the line between said Sections 23 and 24 for a distance of 598.82 feet; thence run North 73 degrees 02 minutes West - 929.86 feet to a point on the center line of a private 60 foot road; thence run North 22 degrees 27 minutes East, along said center line 518.82 feet; thence leaving said center line run East 689.7 feet to a point on the line between the aforementioned Sections 13 and 14; thence run South along said line 152.49 feet to the point of beginning, containing 11.47 acres.

TRACT 3. A parcel of land situated in the SE 1/4 of Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 152.49 feet to the point of beginning; thence run West 689.7 feet to a point on the center line of a private 60 foot road; thence run the following bearings and distances along said center line; North 22 degrees 27 minutes East - 14.75 feet to the point of curvature of a curve bearing to the left having a delta angle of 31 degrees 30 minutes and a radius of 359.57 feet; thence run Northerly along said curve an arc distance of 197.68 feet to the point of tangency of said curve; thence run North 09 degrees 03 minutes West - 127.27 feet; thence leaving said center line run East - 683.19 feet to a point on the aforementioned line between Sections 13 and 14; thence run South along said line 330.0 feet to the point of beginning, containing 5.07 acres.

TRACT 4. The following described land and property lying and being situated in Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, to-wit:

Commence at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 482.49 feet to the point of beginning; thence run West 683.19 feet to a point on the center line of a private 60-foot road; thence run

North 09 degrees 03 minutes West along said center line 209.24 feet to the point of curvature of a curve bearing to the right having a delta angle of 11 degrees 21 minutes and a radius of 1001.31 feet; thence run Northerly along said curve an arc distance of 198.35 feet to the point of tangency of said curve; thence run North 02 degrees 18 minutes East along said center line 126.3 feet; thence leaving said center line run East 721.32 feet to a point on the aforementioned line between Sections 13 and 14; thence run South along said line a distance of 532.26 feet to the point of beginning, containing 8.74 acres.

TRACT 5. The following land and property lying and being situated in the Southwest Quarter of Section 13, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the corner common to Sections 13, 14, 23 and 24, T7N, Range 1 East, Madison County, Mississippi; thence South 87 degrees 37 minutes East along the South line of Section 13; 761.45 feet to the point of beginning and the center line of a ditch; North 87 degrees 37 minutes West 761.45 feet to said common corner; thence North 00 degrees 24 minutes West along the West line of said Section 13, 1422.35 feet to a point on the center line of a ditch; thence Southeasterly along said center line of ditch 1645.34 feet to a point of beginning of the property herein described, containing 10.7 acres.

PARCEL TWO

A certain tract or parcel of land lying and being situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:


Commencing at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East, Madison County, Mississippi, as the point of beginning of the property herein described; thence South 87° 10' East along an existing fence for a distance of 429.8 feet to a point; thence South 02° 00' West for a distance of 603.1 feet to a point; thence South 87° 59' West for a distance of 407.9 feet to a point; thence North along an existing fence for a distance of 638.8 feet to the aforesaid point of beginning, containing 5 acres, more or less.

PARCEL THREE

A parcel of land situated in the SE $\frac{1}{4}$  of Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 1449.75 feet to the Point of Beginning; thence run West 703.85 feet to a point on the center line of a private 60 foot road; thence run North 02 degrees 18 minutes East along said Center line 241.04 feet to the point of curvature of a curve bearing to the left, having a delta angle of 20 degrees 03 minutes and a radius of 500.60 feet; thence run Northerly along said curve an arc distance of 9.26 feet; thence leaving said curve run North 80 degrees 10 minutes East - 704.15 feet to a point on the aforementioned line between Sections 13, and 14; thence run South along said line for a distance of 370 feet to the Point of Beginning containing 4.9662 acres.

WITNESS MY SIGNATURE this 9<sup>TH</sup> day of April, 1985.

  
G. DAN KELLY

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named G. DAN KELLY, who acknowledged that he signed and delivered and foregoing Quitclaim Deed on the day and date therein mentioned.

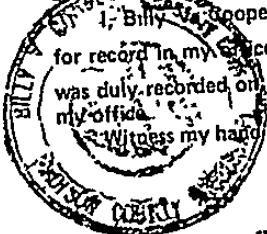
April 9<sup>TH</sup>, 1985.

  
NOTARY PUBLIC

My Commission Expires:  
My Commission Expires July 20, 1988.

-4-

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9 day of April, 1985, at 3:40 o'clock P.M., and was duly recorded on the APR 15 1985 day of APR 15 1985, 1985, Book No. 204 on Page 351. in my office.  
Witness my hand and seal of office, this the APR 15 1985 of 1985,  
BILLY V. COOPER, Clerk  
By B. V. Cooper, D.C.





TRUSTEE'S DEED

WHEREAS, the undersigned Dennis M. Ford is the duly appointed, qualified and acting trustee of the bankruptcy estate of G. Dan Kelly, Case No. 83-00384JC, United States Bankruptcy Court, Southern District of Mississippi (a copy of the order of appointment is attached as Exhibit A hereto) ("Trustee"); and

WHEREAS, the petition commencing this bankruptcy case was filed on February 22, 1983, and the bankruptcy estate includes title to certain real property located in Madison County, Mississippi, ("the Property"), and covered by this conveyance; and

WHEREAS, the Trustee has entered into a Settlement Agreement with Rita F. Kelly pursuant to which the Trustee agrees, inter alia, to convey title to the Property to Rita F. Kelly in consideration of the payment of Two Hundred Forty Thousand Dollars (\$100,000 cash and \$140,000 note), which Settlement Agreement was approved by order of the Bankruptcy Court by order entered April 8, 1985, (a copy of which is attached hereto as Exhibit B) ("Court Order");

NOW, THEREFORE, pursuant to the Settlement Agreement and the Court Order and for the consideration therein stated, the receipt of which is hereby acknowledged, DENNIS M. FORD, TRUSTEE OF THE BANKRUPTCY ESTATE OF G. DAN KELLY, ("Trustee") does hereby sell and convey unto RITA F. KELLY ("Grantee") title to the following-described property located in Madison County, Mississippi:

PARCEL ONE

TRACT 1. A Parcel of land situated in the NE 1/4 of Section 23, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East; thence run South along the line between said Sections 23 and 24, for a distance of 598.82 feet to the point of beginning; thence continue along last mentioned call for a distance of 318.67 feet to a point on the North

right of way line of Riddley Hill Road; thence run the following bearings and distances along said North right of way line: North 77 degrees 55 minutes West - 733.74 feet, North 78 degrees 42 minutes West - 311.74 feet to a point on the center line of a private 60 foot road, said point being the point of curvature of a curve bearing to the right having a delta angle of 11 degrees 21 minutes and a radius of 1001.31 feet; thence run Northeasterly along said curve an arc distance of 198.35 feet to the point of tangency of said curve; thence run North 22 degrees 27 minutes East along the tangent of said curve a distance of 200 feet; thence leaving aforementioned center line run South 73 degrees 02 minutes East - 929.86 feet to the point of beginning, containing 8.03 acres.

TRACT 2. A parcel of land situated in the SE 1/4 of Section 14, and the NE 1/4 of Section 23, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Beginning at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East, thence run South along the line between said Sections 23 and 24 for a distance of 598.82 feet; thence run North 73 degrees 02 minutes West - 929.86 feet to a point on the center line of a private 60 foot road; thence run North 22 degrees 27 minutes East, along said center line 518.82 feet; thence leaving said center line run East 689.7 feet to a point on the line between the aforementioned Sections 13 and 14; thence run South along said line 152.49 feet to the point of beginning, containing 11.47 acres.

TRACT 3. A parcel of land situated in the SE 1/4 of Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 152.49 feet to the point of beginning; thence run West 689.7 feet to a point on the center line of a private 60 foot road; thence run the following bearings and distances along said center line; North 22 degrees 27 minutes East - 14.75 feet to the point of curvature of a curve bearing to the left having a delta angle of 31 degrees 30 minutes and a radius of 359.57 feet; thence run Northerly along said curve an arc distance of 197.68 feet to the point of tangency of said curve; thence run North 09 degrees 03 minutes West - 127.27 feet; thence leaving said center line run East - 683.19 feet to a point on the aforementioned line between Sections 13 and 14; thence run South along said line 330.0 feet to the point of beginning, containing 5.07 acres.

TRACT 4. The following described land and property lying and being situated in Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, to-wit:

Commence at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 482.49 feet to the point of beginning; thence run West 683.19 feet to a point on the center line of a private 60-foot road; thence run

North 09 degrees 03 minutes West along said center line 209.24 feet to the point of curvature of a curve bearing to the right having a delta angle of 11 degrees 21 minutes and a radius of 1001.31 feet; thence run Northerly along said curve an arc distance of 198.35 feet to the point of tangency of said curve; thence run North 02 degrees 18 minutes East along said center line 126.3 feet; thence leaving said center line run East 721.32 feet to a point on the aforementioned line between Sections 13 and 14; thence run South along said line a distance of 532.26 feet to the point of beginning, containing 8.74 acres.

TRACT 5. The following land and property lying and being situated in the Southwest Quarter of Section 13, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the corner common to Sections 13, 14, 23 and 24, T7N, Range 1 East, Madison County, Mississippi; thence South 87 degrees 37 minutes East along the South line of Section 13, 761.45 feet to the point of beginning and the center line of a ditch; North 87 degrees 37 minutes West 761.45 feet to said common corner; thence North 00 degrees 24 minutes West along the West line of said Section 13, 1422.35 feet to a point on the center line of a ditch; thence Southeasterly along said center line of ditch 1645.34 feet to a point of beginning of the property herein described, containing 10.7 acres.

PARCEL TWO

A certain tract or parcel of land lying and being situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East, Madison County, Mississippi, as the point of beginning of the property herein described; thence South 87° 10' East along an existing fence for a distance of 429.8 feet to a point; thence South 02° 00' West for a distance of 603.1 feet to a point; thence South 87° 59' West for a distance of 407.9 feet to a point; thence North along an existing fence for a distance of 638.8 feet to the aforesaid point of beginning, containing 5 acres, more or less.

PARCEL THREE

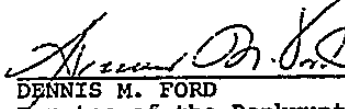
A parcel of land situated in the SE $\frac{1}{4}$  of Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

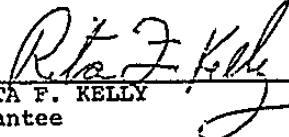
Commence at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 1449.75 feet to the Point of Beginning; thence run West 703.85 feet to a point on the center line of a private 60 foot road; thence run North 02 degrees 18 minutes East along said Center line 241.04 feet to the point of curvature of a curve bearing to

the left, having a delta angle of 20 degrees 03 minutes and a radius of 500.60 feet; thence run Northerly along said curve an arc distance of 9.26 feet; thence leaving said curve run North 80 degrees 10 minutes East - 704.15 feet to a point on the aforementioned line between Sections 13, and 14; thence run South along said line for a distance of 370 feet to the Point of Beginning containing 4.9662 acres.

Grantee acknowledges that Trustee does not warrant the title to the property but that Trustee conveys only the title of the bankruptcy estate and the Trustee subject to all outstanding deeds of trust, unpaid taxes and/or other liens or encumbrances.

EXECUTED this 8th day of April, 1985.

  
DENNIS M. FORD  
Trustee of the Bankruptcy Estate  
of G. Dan Kelly

  
RITA F. KELLY  
Grantee

ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, DENNIS M. FORD, who acknowledged that he is the duly appointed, qualified and acting trustee of the bankruptcy estate of G. Dan Kelly and that he signed and delivered the foregoing Trustee's Deed on the date therein mentioned after being duly authorized to do so by order of the Bankruptcy Court.

WITNESS MY SIGNATURE AND SEAL this 8th day of April, 1985.

  
NOTARY PUBLIC

My Commission Expires:



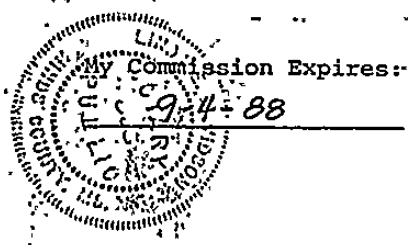
ACKNOWLEDGMENT

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, RITA F. KELLY, who acknowledged that she signed and delivered the foregoing Trustee's Deed on the date therein mentioned as her own act and deed.

WITNESS MY SIGNATURE AND SEAL this 8<sup>th</sup> day of April, 1985.



Linda E. Davidson  
NOTARY PUBLIC

Name and Address of Grantee:

Rita F. Kelly  
1 Rolling Meadows Road  
Ridgeland, Mississippi 39157

BOOK 204 PAGE 300

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF MISSISSIPPI  
JACKSON DIVISION

IN THE MATTER OF:  
G. DAN KELLY

IN BANKRUPTCY  
NO. 8300384JC

ORDER APPOINTING TRUSTEE

THIS CAUSE having come before the Court for hearing of the Motion for Appointment of a Trustee and the Court being fully advised does find that the Motion should be and hereby is granted and Honorable Dennis M. Ford is appointed trustee in this cause.

SO ORDERED, this the 25<sup>th</sup> day of March, 1985.

  
CHIEF UNITED STATES BANKRUPTCY JUDGE

EXHIBIT A TO TRUSTEE'S DEED

BOQA 204 FALL 361

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF MISSISSIPPI  
JACKSON DIVISION

FEB 6 1985

IN THE MATTER OF:

G. DAN KELLY, Debtor

CASE NO. 83-00384JC

ORDER APPROVING COMPROMISE OF CLAIM AND  
AUTHORIZING TRUSTEE TO EXECUTE  
SETTLEMENT AGREEMENT WITH RITA F. KELLY

Came on for hearing this day the Joint Motion for Approval of Settlement and to Shorten Time for Notice of Proposed Settlement of all Claims Against Rita F. Kelly. The Court finds that notice to all parties in interest has been duly given pursuant to Bankruptcy Rule 2002; that April 4, 1985, was set as the last date for filing objections to the proposed Settlement Agreement and no objection has been filed; and, after a hearing and after consideration of the arguments of counsel for the Trustee and Rita F. Kelly, the Court further finds that the terms and conditions of the Settlement Agreement (a copy of which is attached as Exhibit A to this order and made a part hereof) are reasonable, in the best interests of this estate and the agreement should be approved. It is, therefore,

ORDERED, (a) that the agreement to compromise and settle the claim of the bankruptcy estate against Rita F. Kelly in accordance with the terms and conditions of the Settlement Agreement (Exhibit A hereto) is approved; (b) that the Trustee is hereby authorized to execute and deliver the Settlement

EXHIBIT B TO TRUSTEE'S DEED

BOOK 204 Page 362

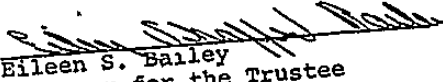
Agreement and to execute and deliver the trustee's deed or deeds necessary to convey the real property of the bankruptcy estate pursuant to the Settlement Agreement and the exhibits thereto; and (c) that the Trustee is authorized to execute and deliver any other documents and to take any other action necessary to carry out the terms of the Settlement Agreement.


ORDERED, this 8th day of April, 1985.

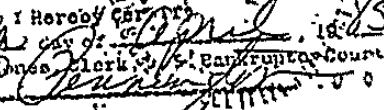
Original signed by

BARNEY E. EATON, III  
CHIEF BANKRUPTCY JUDGE  
UNITED STATES BANKRUPTCY COURT

Approved:

  
Eileen S. Bailey  
Attorney for the Trustee

  
A. Spencer Gilbert III  
Attorney for Rita F. Kelly

A True Copy I Hereby Certify  
to be a True and Correct Copy of the  
Original as Filed with the Clerk of the Bankruptcy Court  
By:  1985



SETTLEMENT AGREEMENT

This agreement entered into this 8<sup>th</sup> day of April, 1985, between DENNIS M. FORD, Trustee of the Bankruptcy Estate of G. Dan Kelly, ("Trustee") and RITA F. KELLY, individually and d/b/a Kellydun Farms ("Rita Kelly").

WITNESSETH:

WHEREAS, on February 22, 1983, G. Dan Kelly filed a voluntary petition under Chapter 11 of the Bankruptcy Code, which is presently pending as Case No. 83-00384JC in the United States Bankruptcy Court for the Southern District of Mississippi; and

WHEREAS, Dennis M. Ford ("Trustee") is the duly appointed, qualified and acting trustee of the bankruptcy estate of G. Dan Kelly; and

WHEREAS, Rita F. Kelly and G. Dan Kelly are presently married to each other; and

WHEREAS, Rita F. Kelly owns and operates a farming and horse breeding business in Madison County, Mississippi, known as "Kellydun Farms;" and

WHEREAS, the Chapter 11 Debtor, creditors of the Chapter 11 Debtor, and the Trustee have asserted that the Trustee and the bankruptcy estate of G. Dan Kelly have claims against the property of Rita F. Kelly (including the Arabian horses and the other assets associated with Kellydun Farms),

EXHIBIT A

alleged to be based upon the transfer-avoidance provisions of the Bankruptcy Code and upon Mississippi statutes and common law; and

WHEREAS, the Trustee and Rita F. Kelly desire and intend by this agreement and the consideration set out herein to settle all claims by the Trustee and the bankruptcy estate of G. Dan Kelly against Rita F. Kelly and against her property, specifically including all Arabian horses and all other property relating to Kellydun Farms;

THEREFORE, for and in consideration of the promises set forth herein, the parties agree as follows:

Conveyance of Land to Rita F. Kelly

1. At closing Trustee shall deliver a Trustee's Deed to Rita F. Kelly conveying to her the following real property of the bankruptcy estate:

a. Kellydun Farms land described as PARCEL ONE and PARCEL TWO in the proposed Trustee's Deed attached hereto as Exhibit A;

b. Residence described as PARCEL THREE in the proposed Trustee's Deed attached as Exhibit A.

Payment by Rita F. Kelly to Bankruptcy Estate

2. Rita F. Kelly agrees to pay to the Trustee the total amount of \$240,000. This amount shall be paid as follows: \$100,000 cash at closing; and \$140,000 to be evidenced by a

Promissory Note with interest at eight percent per annum, payable in three equal installments of principal and accrued interest, the first payment being due on the 15th day of September, 1985; the second payment being due on the 15th day of February, 1986; and the final payment being due on the 15th day of July, 1986. The note may be prepaid at any time without penalty. The note shall be secured by a security interest in all of the horses owned at closing by Rita F. Kelly and located at Kellydun Farms in Madison County, Mississippi. The security interest in each of the horses shall be released by payment to the secured party of the agreed partial release amount as set forth in the security agreement. In addition to the foregoing payment, Rita F. Kelly at closing will also transfer, quitclaim and release unto the Trustee all of her right, title and interest in the common stock of and the assets of Purple Creek Operating Co., Inc.

Release of Rita F. Kelly by Bankruptcy Estate

3. The Trustee hereby releases, remises and acquits Rita F. Kelly from any and all claims, liabilities, actions, and causes of action with respect to any claims by the Trustee on behalf of the bankruptcy estate of G. Dan Kelly, including all claims on account of transfers from or on behalf of G. Dan Kelly or any corporation, partnership, or affiliate of G. Dan Kelly, and including but not limited to all claims against the property of Rita F. Kelly, specifically including all horses,

breeding rights, and other real and personal property associated with the business of Kellydun Farms and the residence (Parcel Three in Exhibit A).

No Admission of Liability

4. Neither by execution of this agreement nor the payment or other performance hereunder does Rita F. Kelly admit any liability whatsoever to the Trustee. Instead, Rita F. Kelly expressly denies any such liability and denies that G. Dan Kelly, his bankruptcy estate and his creditors, or any of them, has any claim to or interest in her separate property including specifically the horses and other assets of the business of Kellydun Farms. Rita F. Kelly has entered into this agreement only to settle the doubtful claims of the Trustee and the bankruptcy estate and to avoid the expense and delay of protracted litigation.

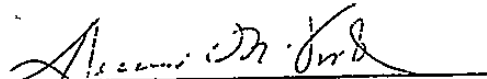
Conditions Precedent

5. The effectiveness of this agreement is conditioned on each of the following occurring before April 9, 1985:  
(a) approval of all of the terms of this agreement by order of the Bankruptcy Court after notice and hearing; (b) the removal of federal tax lien presently filed against the Kellydun Farms property in Madison County, Mississippi; and (c) the execution by Rita F. Kelly and First Mississippi National Bank of an agreement renewing or extending the note or notes secured by

BOOK 204 PAGE 381

deeds of trust on the Kellydun Farms property (described as Parcel One in Exhibit A).

EXECUTED AND AGREED on the date first above mentioned.

  
DENNIS M. FORD  
Trustee of the Bankruptcy Estate  
of G. Dan Kelly

  
RITA F. KELLY

APPROVED:

  
Attorney for the Trustee

  
Attorney for Rita F. Kelly

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TRUSTEE'S DEED

WHEREAS, the undersigned Dennis M. Ford is the duly appointed, qualified and acting trustee of the bankruptcy estate of G. Dan Kelly, Case No. 83-00384JC, United States Bankruptcy Court, Southern District of Mississippi (a copy of the order of appointment is attached as Exhibit A hereto) ("Trustee"); and

WHEREAS, the petition commencing this bankruptcy case was filed on February 22, 1983, and the bankruptcy estate includes title to certain real property located in Madison County, Mississippi, ("the Property") and covered by this conveyance; and

WHEREAS, the Trustee has entered into a Settlement Agreement with Rita F. Kelly pursuant to which the Trustee agrees, inter alia, to convey title to the Property to Rita F. Kelly in consideration of the payment of Two Hundred Forty Thousand Dollars (\$100,000 cash and \$140,000 note), which Settlement Agreement was approved by order of the Bankruptcy Court by order entered April \_\_\_\_\_, 1985, (a copy of which is attached hereto as Exhibit B) ("Court Order");

NOW, THEREFORE, pursuant to the Settlement Agreement and the Court Order and for the consideration therein stated, the receipt of which is hereby acknowledged, DENNIS M. FORD, TRUSTEE OF THE BANKRUPTCY ESTATE OF G. DAN KELLY, ("Trustee") does hereby sell and convey unto RITA F. KELLY ("Grantee") title to the following-described property located in Madison County, Mississippi:

PARCEL ONE

TRACT 1. A Parcel of land situated in the NE 1/4 of Section 23, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East; thence run South along the line between said Sections 23 and 24, for a distance of 598.82 feet to the point of beginning; thence continue along last mentioned call for a distance of 318.67 feet to a point on the North

EXHIBIT A

right of way line of Riddley Hill Road; thence run the following bearings and distances along said North right of way line: North 77 degrees 55 minutes West - 733.74 feet, North 78 degrees 42 minutes West - 311.74 feet to a point on the center line of a private 60 foot road, said point being the point of curvature of a curve bearing to the right having a delta angle of 11 degrees 21 minutes and a radius of 1001.31 feet; thence run Northeasterly along said curve an arc distance of 198.35 feet to the point of tangency of said curve; thence run North 22 degrees 27 minutes East along the tangent of said curve a distance of 200 feet; thence leaving aforementioned center line run South 73 degrees 02 minutes East - 929.86 feet to the point of beginning, containing 8.03 acres.

TRACT 2. A parcel of land situated in the SE 1/4 of Section 14, and the NE 1/4 of Section 23, Township 7 North, Range 1 East, Madison County, Mississippi; and being more particularly described as follows:

Beginning at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East, thence run South along the line between said Sections 23 and 24 for a distance of 598.82 feet; thence run North 73 degrees 02 minutes West - 929.86 feet to a point on the center line of a private 60 foot road; thence run North 22 degrees 27 minutes East, along said center line 518.82 feet; thence leaving said center line run East 689.7 feet to a point on the line between the aforementioned Sections 13 and 14; thence run South along said line 152.49 feet to the point of beginning, containing 11.47 acres.

TRACT 3. A parcel of land situated in the SE 1/4 of Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 152.49 feet to the point of beginning; thence run West 689.7 feet to a point on the center line of a private 60 foot road; thence run the following bearings and distances along said center line: North 22 degrees 27 minutes East - 14.75 feet to the point of curvature of a curve bearing to the left having a delta angle of 31 degrees 30 minutes and a radius of 359.57 feet; thence run Northerly along said curve an arc distance of 197.68 feet to the point of tangency of said curve; thence run North 09 degrees 03 minutes West - 127.27 feet; thence leaving said center line run East - 683.19 feet to a point on the aforementioned line between Sections 13 and 14; thence run South along said line 330.0 feet to the point of beginning, containing 5.07 acres.

TRACT 4. The following described land and property lying and being situated in Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, to-wit:

Commence at the common corners of Sections 13, 14, 23 and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 482.49 feet to the point of beginning; thence run West 683.19 feet to a point on the center line of a private 60-foot road; thence run

BOOK 204 PAGE 370

North 09 degrees 03 minutes West along said center line 209.24 feet to the point of curvature of a curve bearing to the right having a delta angle of 11 degrees 21 minutes and a radius of 1001.31 feet; thence run Northerly along said curve an arc distance of 198.35 feet to the point of tangency of said curve; thence run North 02 degrees 18 minutes East along said center line 126.3 feet; thence leaving said center line run East 721.32 feet to a point on the aforementioned line between Sections 13 and 14; thence run South along said line a distance of 532.26 feet to the point of beginning, containing 8.74 acres.

TRACT 5. The following land and property lying and being situated in the Southwest Quarter of Section 13, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the corner common to Sections 13, 14, 23 and 24, T7N, Range 1 East, Madison County, Mississippi; thence South 87 degrees 37 minutes East along the South line of Section 13; 761.45 feet to the point of beginning and the center line of a ditch; North 87 degrees 37 minutes West 761.45 feet to said common corner; thence North 00 degrees 24 minutes West along the West line of said Section 13, 1422.35 feet to a point on the center line of a ditch; thence Southeasterly along said center line of ditch 1645.34 feet to a point of beginning of the property herein described, containing 10.7 acres.

PARCEL TWO

A certain tract or parcel of land lying and being situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 24, Township 7 North, Range 1 East, Madison County, Mississippi, and more particularly described as follows:

Commencing at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East, Madison County, Mississippi, as the point of beginning of the property herein described; thence South 87° 10' East along an existing fence for a distance of 429.8 feet to a point; thence South 02° 00' West for a distance of 603.1 feet to a point; thence South 87° 59' West for a distance of 407.9 feet to a point; thence North along an existing fence for a distance of 638.8 feet to the aforesaid point of beginning, containing 5 acres, more or less.

PARCEL THREE

A parcel of land situated in the SE $\frac{1}{4}$  of Section 14, Township 7 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

Commence at the common corners of Sections 13, 14, 23, and 24, Township 7 North, Range 1 East; thence run North along the line between said Sections 13 and 14 for a distance of 1449.75 feet to the Point of Beginning; thence run West 703.85 feet to a point on the center line of a private 60 foot road; thence run North 02 degrees 18 minutes East along said Center line 241.04 feet to the point of curvature of a curve bearing to



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the left, having a delta angle of 20 degrees 03 minutes and a radius of 500.60 feet; thence run Northerly along said curve an arc distance of 9.26 feet; thence leaving said curve run North 80 degrees 10 minutes East - 704.15 feet to a point on the aforementioned line between Sections 13, and 14; thence run South along said line for a distance of 370 feet to the Point of Beginning containing 4.9662 acres.

Grantee acknowledges that Trustee does not warrant the title to the property but that Trustee conveys only the title of the bankruptcy estate and the Trustee subject to all outstanding deeds of trust, unpaid taxes and/or other liens or encumbrances.

EXECUTED this \_\_\_\_\_ day of April, 1985.

DENNIS M. FORD  
Trustee of the Bankruptcy Estate  
of G. Dan Kelly

RITA F. KELLY  
Grantee

ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, DENNIS M. FORD, who acknowledged that he is the duly appointed, qualified and acting trustee of the bankruptcy estate of G. Dan Kelly and that he signed and delivered the foregoing Trustee's Deed on the date therein mentioned after being duly authorized to do so by order of the Bankruptcy Court.

WITNESS MY SIGNATURE AND SEAL this \_\_\_\_\_ day of April, 1985.

My Commission Expires:

NOTARY PUBLIC

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ACKNOWLEDGMENT

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned  
authority in and for the jurisdiction aforesaid, RITA F. KELLY,  
who acknowledged that she signed and delivered the foregoing  
Trustee's Deed on the date therein mentioned as her own act and  
deed.

WITNESS MY SIGNATURE AND SEAL this \_\_\_\_\_ day of  
April, 1985.

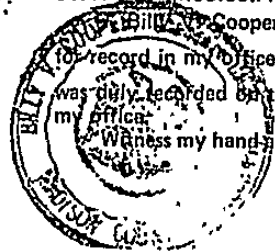
NOTARY PUBLIC

My Commission Expires:  
\_\_\_\_\_

Name and Address of Grantee:

Rita F. Kelly  
1 Rolling Meadows Road  
Ridgeland, Mississippi 39157

STATE OF MISSISSIPPI, County of Madison:



Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 9 day of April, 1985, at 3:40 o'clock P.M., and  
was duly recorded on the APR 15 1985 day of April, 1985, Book No. 204 on Page 355 in  
my office.  
Witness my hand and seal of office, this the APR 15 1985, 1985.

BILLY V. COOPER, Clerk

By N. Whit, D.C.

WARRANTY DEED

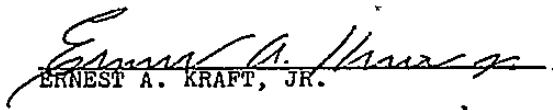
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, ERNEST A. KRAFT, JR., Grantor, do hereby convey and forever warrant unto M. A. WEHR, Grantee, an undivided 7/12ths interest in and to the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot #15 on the East side of North Liberty Street according to map or plat of the City of Canton prepared by Koehler and Keele being also, on the East side of the Public Square, together with the store building situated thereon. This conveyance includes such rights as the grantors may own in the party walls in the buildings on the North and South sides respectively, of the building hereby conveyed.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. City of Canton and County of Madison ad valorem taxes for the year 1985, which are liens, but are not yet due or payable and which shall be prorated as follows:  
Grantor: 3mo; Grantee: 9mo.
2. City of Canton, Mississippi, Zoning Ordinance.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines, and other utilities.
5. An unrecorded Real Estate Lease Purchase Agreement between Ernest A. Kraft and Tim Lawrence providing for the lease of the property for 60 months from and after April 1, 1983, and certain options and rights of first refusal in regard to the purchase of the property.

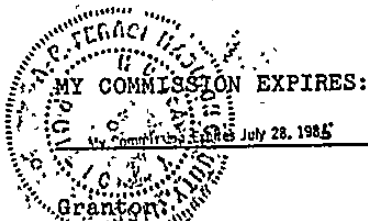
WITNESS MY SIGNATURE on this the 9th day of APRIL, 1985.

  
ERNEST A. KRAFT, JR.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in  
and for the jurisdiction aforesaid, the within named ERNEST A.  
KRAFT, JR., who stated and acknowledged to me that he did sign  
and deliver the above and foregoing instrument on the date and  
for the purposes therein stated.

GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 9<sup>th</sup> day of  
April, 1985.



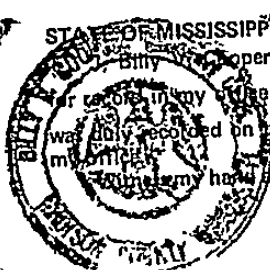
J. P. Feraci  
NOTARY PUBLIC

315 Martha Gene Drive  
Canton, MS 39046

Grantee:

Post Office Box 284  
Canton, MS 39046

2790-1



STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 9 day of April, 1985, at 400 o'clock P. M., and  
was duly recorded on the APR 15 1985 day of April, 1985, Book No. 204 on Page 373. in  
my office. Witness my hand and seal of office, this the APR 15 1985 day of April, 1985.

BILLY V. COOPER, Clerk

By M. W. W. W. W. D.C.

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INDEXED

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203: 12

WARRANTY DEED

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, I, JANICE JEANETTE K. BOCK, Grantor, do hereby convey and forever warrant unto M. A. WEHR, Grantee, an undivided 1/12th interest in and to the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot #15 on the East side of North Liberty Street according to map or plat of the City of Canton prepared to Koehler and Keele being also, on the East side of the Public Square, together with the store building situated thereon. This conveyance includes such rights as the grantors may own in the party walls in the buildings on the North and South sides respectively, of the building hereby conveyed.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. City of Canton and County of Madison ad valorem taxes for the year 1985, which are liens, but are not yet due or payable and which shall be prorated as follows: Grantor: 340; Grantee: 940.

2. City of Canton, Mississippi, Zoning Ordinance.

3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.

4. Rights-of-way and easements for roads, power lines, and other utilities.

5. An unrecorded Real Estate Lease Purchase Agreement between Ernest A. Kraft and Tim Lawrence providing for the lease of the property for 60 months from and after April 1, 1983, and certain options and rights of first refusal in regard to the purchase of the property.

WITNESS MY SIGNATURE on this the 9th day of APRIL, 1985.

Janice Jeanette K. Bock  
JANICE JEANETTE K. BOCK

STATE OF MISSISSIPPI

COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named JANICE JEANETTE K. BOCK, who stated and acknowledged to me that she did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AN OFFICIAL SEAL, this the 9<sup>th</sup> day of

April, 1985.

Noteraci  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
April 15 1985  
Grantor:  
107 Hdkris  
Gulfport, MS 39501

Grantee:  
P. O. Box 284  
Canton, MS 39046

2790-1

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9 day of April, 1985, at 400 o'clock P. M., and was duly recorded on the APR 15 1985 day of APR 15 1985, 1985, Book No. 204 on Page 375. in  
Witness my hand and seal of office, this the APR 15 1985 day of APR 15 1985, 1985.  
BILLY V. COOPER, Clerk  
By N. Wright, D.C.

## DEED

BY VIRTUE of the authority conferred upon me, Billy V. Cooper, Chancery Clerk of Madison County, Mississippi, by Order of the Chancery Court of Madison County, Mississippi, rendered on the 5th day of April, 1985, in Civil Action File No. 27-320, and in consideration of the terms and conditions set forth in said Order, I, BILLY V. COOPER, CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI, do hereby convey unto M. A. WEHR, Grantee, the undivided interest of Catherine Rene Kraft, Raymond Scott Kraft, Stacey Lee Kraft, and Adam Percy Kraft, all minors, in and to the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to wit:

Lot #15 on the East side of North Liberty Street according to map or plat of the City of Canton prepared to Koehler and Keele being also, on the East side of the Public Square, together with the store building situated thereon. This conveyance includes such rights as the grantors may own in the party walls in the buildings on the North and South sides respectively, of the building hereby conveyed.

WITNESS MY SIGNATURE on this the 5th day of April, 1985.

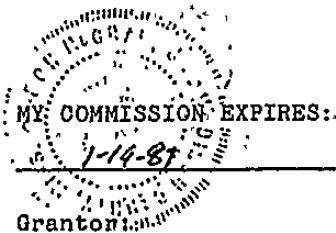
Billy V. Cooper  
BILLY V. COOPER, CHANCERY CLERK  
OF MADISON COUNTY, MISSISSIPPI

STATE OF MISSISSIPPI

COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named BILLY V. COOPER, CHANCERY CLERK OF MADISON COUNTY, MISSISSIPPI, who stated and acknowledged to me that he did sign and deliver the above and foregoing Deed on the date and for the purposes therein stated, he being first duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 5th day of April, 1985.

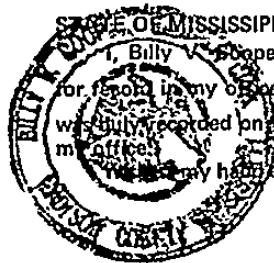


[Signature]  
NOTARY PUBLIC

Grantor:

Grantee:

2790/4225



STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9th day of April, 1985, at 4:00 o'clock P.M., and was duly recorded on the 15th day of April, 1985, in Book No. 204 on Page 377 in my office.

APR 15 1985

BILLY V. COOPER, Clerk

By [Signature], D.C.

WARRANTY DEED

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, I, ERNEST A. KRAFT, JR., Grantor, do hereby convey and forever warrant unto CANTON EXCHANGE BANK, BRANCH BANK OF FIRST NATIONAL BANK OF JACKSON, MISSISSIPPI, Grantee, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

Lot 11 and Lot 12 of Block "C" of Twin Oaks Subdivision, Part 2, according to map or plat thereof duly filed and recorded in Plat Book 4 at Page 42 (being Cabinet Slide No. A-122) of the records of the Chancery Clerk of Madison County, Mississippi, reference to which is hereby made in aid and as a part of this description.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. City of Canton and County of Madison ad valorem taxes for the year 1985, which are liens, but are not yet due or payable.
2. City of Canton, Mississippi, Zoning Ordinance.
3. Prior mineral reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights of way and easements for public roads, power lines and other utilities.
5. Those certain Restrictive Covenants recorded in Book 72 at page 170, as amended by various instruments all of record in the office of the Chancery Clerk of Madison County, Mississippi.
6. A deed of trust dated April 8, 1974, filed for record on April 8, 1974, at 4:50 o'clock P.M. and recorded in Land Deed of trust Book 402 at page 125 in the office of the aforesaid Clerk, said instrument having been executed by Ernest A. Kraft, Jr., and Sara E. Kraft to Jeff D. Pace, Trustee, to secure the payment of an indebtedness to Capitol Savings and Loan, Canton, Mississippi, Canton, Mississippi, in the original principal sum of \$45,000.00, bearing interest at the rate of 8-1/2 percentum per annum and being payable in equal consecutive monthly installments of \$338.09, beginning on June 1, 1974. This instrument does not contain a final maturity date.
7. A deed of trust from Ernest A. Kraft, Jr., and wife, Sara E. Kraft, to Douglas Rasberry, as trustee, to secure the Canton Exchange Bank in the original principal sum of \$85,833.76, dated November 23, 1979, and recorded in Book 465 at



page 482 in the records in the office of the Chancery Clerk of Madison County, Mississippi. Said deed of trust was assigned to First National Bank of Jackson by instrument recorded in Book 524 at page 745 in the records in the office of the aforesaid Clerk.

8. A restrictive covenant running with the land contained in that certain warranty deed by Glenn Q. Street, III, et al., to Ernest A. Kraft, Jr., et al., dated February 1, 1973, and recorded in Land Deed Book 129 at page 822 in the office of the aforesaid Clerk which provides as follows:

... "it is hereby stipulated, agreed and understood that during the term of said restrictive covenants, no residence shall be constructed on said land containing less than 1600 square feet in heated living space exclusive of carport, garage, porches and storage areas, and that only one residence shall be constructed on the land hereby conveyed, generally centrally situated so as to utilize for its yard the entire area of said land with a street frontage of 200 feet."


WITNESS MY SIGNATURE on this the 9<sup>th</sup> day of April, 1985.

Ernest A. Kraft, Jr.  
ERNEST A. KRAFT, JR.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named ERNEST A. KRAFT, JR., who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 9<sup>th</sup> day of

April, 1985.  
  
MY COMMISSION EXPIRES: .....

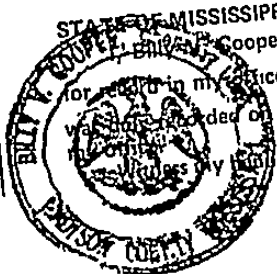
Harold C. Littlefield  
NOTARY PUBLIC

Grantor:  
315 Martha Gene Drive  
Canton, MS 39046

Grantee:  
P. O. Box 293  
Canton, MS 39046

2790-4RE

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9<sup>th</sup> day of April, 1985, at 4:00 o'clock P. M., and was recorded on the 15 day of April, 1985, Book No. 204, on Page 378.  
and seal of office, this the 15 day of April, 1985.  
By Billy V. Cooper, Clerk  
D.C.



WARRANTY DEED

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, I, ERNEST A. KRAFT, JR., Grantor, do hereby convey and forever warrant unto CANTON EXCHANGE BANK, BRANCH BANK OF FIRST NATIONAL BANK OF JACKSON, MISSISSIPPI, Grantee, the following described real property lying and being situated in the City of Canton, Madison County, Mississippi, to-wit:

A lot or parcel of land fronting 123 feet on the west side of U.S. Highway No. 51 (North Liberty Street), Canton, Madison County, Mississippi, and more particularly described as follows:

Beginning at a point on the north fence line of the L. O. Wright property that is 960 feet north 17 degrees 50 minutes East along said highway west R.O.W. line from the intersection with the south line of Freys Lane and run North 74 degrees 00 minutes West along the existing fence for 103.3 feet to a fence corner; thence North 16 degrees 50 minutes East along the existing east fence line of said Wright property for 126.3 feet to a point; thence South 72 degrees 10 minutes East for 105.5 feet to a point on said highway R.O.W. line; thence South 17 degrees 50 minutes West along said highway R.O.W. line for 123 feet to the point of beginning.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. City of Canton and County of Madison ad valorem taxes for the year 1983, which are due and payable.
2. City of Canton and County of Madison ad valorem taxes for the year 1984, which are due and payable.
3. City of Canton and County of Madison ad valorem taxes for the year 1985, which are liens, but are not yet due or payable.
4. City of Canton, Mississippi, Zoning Ordinance.
5. A deed of trust from Ernest A. Kraft, Jr., to Stanley F. Stater, III, as Trustee, to secure H. L. McCrory and wife, Pattie Sue McCrory, in the original principal amount of \$47,000.00 dated January 31, 1977, and recorded in Book 426 at page 557 in the records in the office of the Chancery Clerk of Madison County, Mississippi.
6. A deed of trust from Ernest A. Kraft, Jr., and Sara E. Kraft to S. R. Cain, Jr., as Trustee to secure the Canton Exchange Bank dated February 4, 1977, in the original principal amount of \$40,448.98 and recorded in Book 426 at page 696 in the

records in the office of the Chancery Clerk of Madison County, Mississippi.  
NOTE: This deed of trust was assigned to First National Bank of Jackson by virtue of instrument recorded at Book 524 at page 745 in the records in the office of the aforesaid Clerk.

7. Prior reservations, conveyances and/or leases in regard to the oil, gas and other minerals lying in, on and under the subject property.

8. Rights of way and easements for public roads, power lines and other utilities.

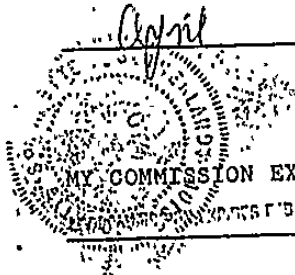
WITNESS MY SIGNATURE on this the 9<sup>th</sup> day of April, 1985.

Ernest A. Kraft, Jr.  
ERNEST A. KRAFT, JR.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named ERNEST A. KRAFT, JR., who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 9<sup>th</sup> day of April, 1985.



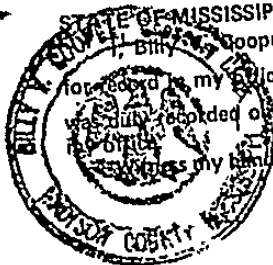
Paul C. Stubbins  
NOTARY PUBLIC

Grantor:  
315 Martha Gene Drive  
Canton, MS 39046

Grantee:  
P. O. Box 293  
Canton, MS 39046.

2790-1

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 9 day of April, 1985, at 4:00 o'clock P. M., and was duly recorded on the 9 day of April, 1985, Book No. 204 on Page 380. in and seal of office, this the 15 day of April, 1985.  
BILLY V. COOPER, Clerk  
By N. Wright, D.C.



DEED

BOOK 204 PAGE 382

INDEXED  
203

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, and for the further consideration of the assumption and agreement to pay by the Grantee herein, when and as due, her pro-rata share of the outstanding balance of the rental payments due and owing by the Grantor herein, under that certain Lease Agreement dated September 8, 1978 and filed for record in Book 448 at Page 203 in the office of the Chancery Clerk of Madison County, Mississippi, said Lease Agreement having been subsequently assigned, supplemented and amended by instruments filed for record in Book 455 at Page 512, Book 456 at Page 100, Book 462 at Page 362, Book 462 at Page 620, Book 476 at Page 565, Book 484 at Page 353, Book 484 at Page 355, Book 200 at Page 400 and Book 203 at Pages 510 and 522 the undersigned, WATERFRONT DESIGN HOMES, INC., a Mississippi corporation, does hereby sell, convey and warrant unto CAROL COZIAR FITZGERALD, Grantee, the leasehold interest in the following described land and property situated in the County of Madison, State of Mississippi, to-wit:

Unit 126 (The Breakers, Phase I), and an undivided interest in the common areas (and all other rights thereunto pertaining) of The Breakers, A Condominium, according to the Plan of Condominium for such project, the plats and exhibits attached thereto, as recorded in Book 466 at Page 200, and as amended and supplemented in Book 491, at Page 576, in Book 503 at Page 21, and in Book 513 at Page 567; and the plats of record in Cabinet B, Slide 39, and in Cabinet B, Slide 49, in Cabinet B, Slide 53, and in Cabinet B, Slide 54 in the Office of the Chancery Clerk of Madison County at Canton, Mississippi.

The Grantee by acceptance hereof and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions and conditions set forth in the above mentioned Plans of Condominium and the Declaration of Restrictions, filed for record and any amendments pursuant thereto, including, but not limited to, the obligation to make payment of assessments for the maintenance and operation of the condominium which may be levied against such unit.

This leasehold conveyance is made subject to the following:

1. All the terms and conditions of the above described Lease Agreement and as amended and supplemented.
2. All protective covenants, easements and rights-of-way of record and zoning ordinances affecting the above described property.
3. The liens of the 1984 and 1985 ad valorem taxes.
4. All prior oil, gas and mineral reservations, conveyances, or leases of record as pertain to the subject property.
5. The terms, conditions, liens, easements, rights and obligations contained in the Declaration of Restrictions (together with any amendments thereto) as recorded in Book 466, Page 200 and amended in Book 491 at Page 576 and further amended in Book 503 at Page 21 and further amended in Book 513 at Page 567 in the office of the Chancery Clerk of Madison County, Mississippi.

WITNESS THE SIGNATURES of the undersigned, this the 5th day of April, 1985.

WATERFRONT DESIGN HOMES, INC.

GRANTOR'S ADDRESS:

5221 Brookview Drive  
Jackson, Ms. 39212

By:

Walter R. Byrd  
Walter R. Byrd

GRANTOR

GRANTEE'S ADDRESS:

126 Breakers Lane  
Ridgeland, Ms. 39211

Carol Coziar Fitzgerald  
CAROL COZIAR FITZGERALD

GRANTEE

STATE OF MISSISSIPPI

COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named WALTER R. BYRD, who acknowledged that he is President of Waterfront Design Homes, Inc., a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, he signed, sealed and

delivered the above and foregoing instrument of writing on the day  
and in the year therein mentioned, having been first duly  
authorized so to do.

GIVEN under my hand and official seal, this the 5th day of  
April, 1985.

Oscar L. Rankin  
NOTARY PUBLIC

My Commission Expires:

August 6, 1988

STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in  
and for the jurisdiction aforesaid, the within named CAROL COZIAR  
FITZGERALD, who acknowledged that she signed and delivered the  
above and foregoing instrument on the day and year therein  
mentioned.

GIVEN under my hand and official seal, this the 5th day of  
April, 1985.

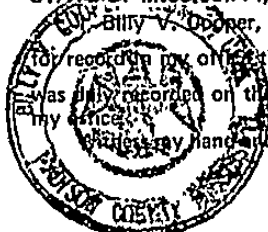
Oscar L. Rankin  
NOTARY PUBLIC

My Commission Expires:

August 6, 1988

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 1st day of April, 1985, at 9:30 o'clock A. M., and  
was duly recorded on the 1st day of April, 1985, Book No. 204 on Page 382, in  
my office.  
Witness my hand and seal of office, this the 1st day of April, 1985.  
BILLY V. COOPER, Clerk  
By N. W. Wright, D.C.



BOOK 204 PAGE 384

INDEXED  
2-19-85POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES LOUIS TISDALE, SR., Timberline Drive, Madison, Mississippi, Madison County, have made, constituted and appointed, and by these presents do hereby make, constitute and appoint BLANCHE R. TISDALE, (my wife) my true, and lawful attorney to act for me, and in my name, place and stead, to sign checks, endorse checks on my bank account, or any other account I may have in payment of my debts and/or expenses incurred hereafter by me, to execute receipts, releases, and to any and all other acts and deeds desired or necessary in the transaction of my business in connection with my person and property of whatsoever the same may consist or wheresoever situated.

Giving and granting unto my said attorney full power and authority as hereinabove stated, to do any and all that I would do if personally present, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunto affixed my signature this 28<sup>th</sup> day of March, 1985.

James Louis Tisdale Sr.  
JAMES LOUIS TISDALE, SR.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY appeared before me the undersigned authority in and for the State and County aforesaid JAMES LOUIS TISDALE, SR. who acknowledged that he signed and delivered the foregoing instrument on the day and year therein mentioned.

WITNESS MY SIGNATURE AND SEAL this 28 day of March, 1985.

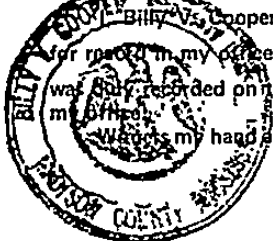
My commission expires:

Tha. C. Cram  
NOTARY PUBLIC

7/1/85

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 10 day of April, 1985, at 11:05 o'clock A.M., and was duly recorded on the APR 15 1985 day of APR 15 1985, 1985, Book No. 204 on Page 385. in my office.



Witness my hand and seal of office, this the APR 15 1985 day of APR 15 1985, 1985.

BILLY V. COOPER, Clerk

By D. Wright, D.C.

BOOK 204 PAGE 386

RELEASE FROM DELINQUENT TAX SALE  
(INDIVIDUAL)  
DELINQUENT TAX SALE  
STATE OF MISSISSIPPI, COUNTY OF MADISONINDEXED 32704  
No 7293Redeemed Under H.B. 567  
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from Bobby L. or Judy A. Jarden  
the sum of Four hundred thirty and 32/100 DOLLARS (\$ 430.32)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC.	TWP	RANGE	ACRES
<u>Lot 73</u>	<u>21</u>	<u>2</u>	<u>22</u>	
<u>Sandalwood Sub</u>				
<u>Part 3 + Res</u>				
<u>Blk 154 - Page 308</u>				

Which said land assessed to Roy L. Hathcock and sold on the  
17 day of Sept. 1985 to George D. Meritt for  
taxes thereon for the year 1984 do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 10 day of  
April 1985 Billy V. Cooper, Chancery Clerk.

(SEAL)

By M. Wright D.C.

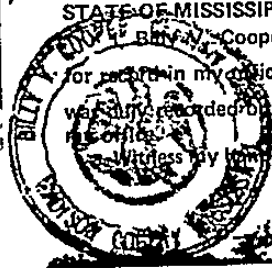
## STATEMENT OF TAXES AND CHARGES

- |   |                  |
|---|------------------|
| (1) State and County Tax Sold for (Exclusive of damages, penalties, fees)   | \$ <u>338.22</u> |
| (2) Interest  | \$ <u>37.06</u>  |
| (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932)  | \$ <u>6.76</u>   |
| (4) Tax Collector Advertising - Selling each separate described subdivision as set out on assessment roll,<br>\$1.00 plus 25cents for each separate described subdivision | \$ <u>1.25</u>   |
| (5) Printer's Fee for Advertising each separate subdivision \$1.00 each   | \$ <u>4.50</u>   |
| (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision   | \$ <u>25</u>     |
| (7) Tax Collector--For each conveyance of lands sold to individuals \$1.00  | \$ <u>1.00</u>   |
| (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR   | \$ <u>379.24</u> |
| (9) 5% Damages on TAXES ONLY. (See Item 1)  | \$ <u>16.91</u>  |
| (10) 1% Damages per month or fraction on 19 <u>83</u> taxes and costs (Item 8--Taxes and<br>costs only <u>7</u> Months  | \$ <u>26.53</u>  |
| (11) Fee for recording redemption 25cents each subdivision  | \$ <u>25</u>     |
| (12) Fee for indexing redemption 15cents for each separate subdivision  | \$ <u>15</u>     |
| (13) Fee for executing release on redemption  | \$ <u>1.00</u>   |
| (14) Fee for Publication (Sec. 27-43 3 as amended by Chapter 375, House Bill No. 457.)  | \$               |
| (15) Fee for issuing Notice to Owner, each \$2.00   | \$               |
| (16) Fee Notice to Lienors @ \$2.50 each  | \$               |
| (17) Fee for mailing Notice to Owner \$1.00   | \$               |
| (18) Sheriff's fee for executing Notice on Owner if Resident \$4.00   | \$               |
| TOTAL   | \$ <u>424.08</u> |
| (19) 1% on Total for Clerk to Redeem  | \$ <u>4.24</u>   |
| (20) GRAND TOTAL TO REDEEM from sale covering 19 <u>83</u> taxes and to pay accrued taxes as shown above  | \$ <u>428.32</u> |
|   | <u>2.00</u>      |
|   | <u>430.32</u>    |

Excess bid at tax sale \$ ✓

Write Your Invoice

STATE OF MISSISSIPPI, County of Madison:  
I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 10 day of April, 1985, at 11:45 o'clock A. M., and  
was duly recorded on the 10 day of April, 1985, Book No. 204 on Page 386 in  
witness my hand and seal of office, this the 10 day of April, 1985.  
BILLY V. COOPER, Clerk  
By M. Wright, D.C.





MINERAL RIGHT AND ROYALTY TRANSFER  
(To Undivided Interest)

STATE OF MISSISSIPPI  
COUNTY of MADISON

KNOW ALL MEN BY THESE PRESENTS:

that Julia P. Latimer, a/k/a Julia Latimer, as Trustee under the last Will and Testament of Lillian Lee Williamson, deceased, dated October 17, 1974 and as rendered by Judgment dated September 24, 1984 as recorded in the Office of Chancery Clerk of Madison County, Mississippi for the benefit of Doug Ray Latimer and Sam Latimer III of Jackson, Hinds County, State of Mississippi, hereinafter called grantor (whether one or more and referred to in the singular number and masculine gender), for and in consideration of the sum of TEN Dollars \$ 10.00 and other good and valuable considerations, paid by Bobbie Lynn Russell

hereinafter called grantee the receipt of which is hereby acknowledged, has granted, sold and conveyed and by these presents does grant, sell and convey unto said grantee an undivided eight/eighths (8/8th) interest in and to all of the oil, gas and other minerals of every kind and character in, on or under that certain tract or parcel of land situated in the County of Madison State of Mississippi, and described as follows:

Lots 6, 7, 8, and Lot 9 less ten (10) feet off the east side, all being in Block 1 of Center Terrace Addition to the City of Canton, Mississippi in Sections 19 and 20, Township 9 North, Range 3 East, as shown by plat of record in Plat Book 1 at Page 32A of the records of the Chancery Clerk of Madison County, Mississippi.

It is the intention of the grantor herein to convey and she does hereby convey unto the grantee all interest in and to all oil, gas and other minerals.



TO HAVE AND TO HOLD the said undivided interest in all of the said oil, gas and other minerals in, on or under said land, together with all and singular the rights and appurtenances thereto in any wise belonging, with the right of ingress and egress, and possession at all times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals and for housing and boarding employees, unto said grantee, his heirs, successors and assigns, forever; and grantor herein for himself and his heirs, executors and administrators hereby agrees to warrant and forever defend all and singular the said interest in said minerals, unto the said grantee, his heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee shall have the right at any time (but is not required) to redeem for Grantor by payment, any mortgages, taxes or other liens on the above described lands, in the event of default of payment by Grantor, and be subrogated to the rights of the holder thereof.

This conveyance is made subject to any valid and subsisting oil, gas or other mineral lease or leases on said land, including also any mineral lease, if any, heretofore made or being contemporaneously made from grantor to grantee; but, for the same consideration hereinabove mentioned, grantor has sold, transferred, assigned and conveyed and by these presents does sell, transfer, assign and convey unto grantee, his heirs, successors and assigns, the same undivided interest (as the undivided interest hereinabove conveyed in the oil, gas and other minerals in said land) in all the rights, rentals, royalties and other benefits accruing or to accrue under said lease or leases from the above described land; to have and to hold unto grantee, his heirs, successors and assigns.

WITNESS the signature of the grantor this 24th day of January, 1985

Witnesses:

[Signature]

Julia P. Latimer  
Julia P. Latimer, a/k/a Julia Latimer,  
as Trustee for the benefit of Doug  
Ray Latimer and Sam Latimer III

204-388

STATE OF MISSISSIPPI  
COUNTY OF Madison

This day personally appeared before me, the undersigned authority in and for the above styled jurisdiction, the within named  
Julia P. Latimer, a/k/a Julia Latimer, as Trustee for the benefit of Doug Ray Latimer  
and Sam W. Latimer III

who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein named  
as her free and voluntary act and deed.

Given under my hand and official seal, this the 25th day of January, A. D. 19 85

NOTARY COMMISSION EXPIRES FEB. 15, 1983

Notary Public

STATE OF MISSISSIPPI  
COUNTY OF

This day personally appeared before me, the undersigned authority in and for the above styled jurisdiction,  
one of the subscribing witnesses to the foregoing instrument, who, being by me first  
duly sworn, upon his oath depose and saith that he saw the within named

whose name subscribed thereto, sign and deliver the same to

that he, this affiant, subscribed his name thereto as a witness in the presence of the said

and the other subscribing witness; that he saw

the other subscribing witness, subscribe his name as witness thereto in the presence of the said

and that the subscribing witnesses subscribed their names to said instrument in the presence of each other on the day and year  
therein named.

Sworn to and subscribed before me, this the day of A. D. 19

MINERAL RIGHT  
AND ROYALTY TRANSFER

To

Filed for Record this 10

day of April A. D. 19 85

At 12:30 O'clock P. M.

Clerk of the Chancery Court Betty V. Coyle

Madison County, Mississippi

By D. W. Wright Deputy

MISSISSIPPI 3895-1-85

Red 3.00  
MB 1.00  
PL 4.00

Julia Latimer  
3895 Northview Dr.  
apt. 814  
JW 39206

## RELEASE OF RIGHT-OF-WAY EASEMENT

6022

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, WILLIAM A. BACON and ROBERT W. WARREN, Grantors, do hereby release, abandon, convey and quitclaim unto County Line Place, Inc., a Mississippi corporation, Grantee, all of that right-of-way easement reserved by the Grantors and in certain Warranty Deed to Dyess Acoustics, Inc., dated the 21st day of March, 1972, which is filed of record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 126, at Page 254, as well as the right-of-way easement reserved by Grantors in that certain Quitclaim Deed to Dyess Acoustics, Inc., dated the 39th day of November, 1983, which is filed of record in the office of the Chancery Clerk of Madison County, Mississippi, in Book 192, at Page 364.

WITNESS OUR SIGNATURES, this the 5<sup>th</sup> day of April, 1985.

William A. Bacon  
WILLIAM A. BACON

Robert W. Warren  
ROBERT W. WARREN

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the jurisdiction aforesaid, the within named WILLIAM A. BACON, who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 5<sup>th</sup> day of April, 1985.

Vicki R. McKee  
NOTARY PUBLIC


My Commission Expires:

5/1/86

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for the jurisdiction aforesaid, the within named ROBERT W. WARREN, who stated and acknowledged to me that he did sign and deliver the above and foregoing instrument on the date and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 10<sup>th</sup> day of April, 1985.

  
NOTARY PUBLIC

My Commission Expires:

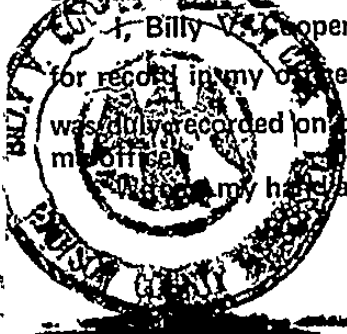
5/5/88

STATE OF MISSISSIPPI, County of Madison:

I, Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 10 day of April, 1985, at 12:41 o'clock P. M., and was duly recorded on the APR 15 1985 day of APR 15 1985, 1985, Book No. 204 on Page 389 in my office. At my hand and seal of office, this the APR 15 1985 of 1985, 1985.

BILLY V. COOPER, Clerk

By B. Wright, D.C.



WARRANTY DEED

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, the undersigned PATRICIA POWELL-HARGRETT AND EDYTH POWELL, do hereby sell, convey and warrant unto COOLEGE HARGRETT, the following land and property located and situated in the First Judicial District, County of Hinds, State of Mississippi, and being more particularly described as follows, to-wit:

Five (5) acres of cleared land or open land, which lies southeast of what is known as the Jackson and Livingston Road, and Five (5) acres of woodland which lies across the road from the said Five (5) acres of cleared land, and which Five acres of woodland lies northwest of said Jackson and Livingston Road, and said ten acres being in the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  Section 15, Township 7, Range 1 East, and the said ten acres have been pointed out by the Grantors to the Grantee, and the said ten acres have been staked out by the Grantors to the Grantee, and we intend and do hereby convey the said ten acres that have been staked out by the Grantor and the Grantee, and the Grantee if he so desires, may have the said ten acres which have been staked out, surveyed.

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 Grantors agree to pay to said Grantees or their assigns any deficit on an actual proration.

THIS CONVEYANCE is subject to any and all recorded building restrictions, rights of way, easements or mineral reservations applicable to the above described property.

WITNESS the respective hand and signature of the undersigned Grantors hereto affixed on this the 18<sup>th</sup> day of September, 1984.

ESTATE OF BALLARD POWELL

BY: Patricia Powell-Hargrett  
PATRICIA POWELL-HARGRETT,  
CONSERVATRIX

BY: Edyth Powell  
EDYTH POWELL, CONSERVATRIX

STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY came and appeared before me, the undersigned

authority in and for the jurisdiction aforesaid, PATRICIA POWELL-HARGRETT AND EDYTH POWELL who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and for the purposes therein mentioned.

WITNESS MY SIGNATURE AND OFFICIAL SEAL OF OFFICE  
this 18<sup>th</sup> day of September, 1984.

Carl R. Bass

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires Jan. 17, 1987

BOOK 204 PAGE 392

STATE OF MISSISSIPPI, County of Hinds:

I, Pete McGee, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office this 28 day of SEPTEMBER, 1984, at 12:10 o'clock P M., and was duly recorded on the 1 day of OCTOBER, 1984, Book No. 3038 Page No. 255 in my office.

Witness my hand and seal of office, this the 1 day of OCTOBER, 1984.

PETE MCGEE, Clerk

By L. H. Hudson D.C.

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 10 day of April, 1985, at 1:45 o'clock P M., and was duly recorded in the APR 15 1985 day of APR 15 1985, 1985, Book No. 204 on Page 391 in my office.

APR 15 1985, 1985

BILLY V. COOPER, Clerk

By M. Wright D.C.

BOOK 204 PAGE 393  
RELEASE FROM DELINQUENT TAX SALE  
(INDIVIDUAL)  
DELINQUENT TAX SALE  
STATE OF MISSISSIPPI, COUNTY OF MADISON

INDEXED 2718

No 7294

Redeemed Under H.B. 567  
Approved April 2, 1932

I, Billy V. Cooper, the undersigned Chancery Clerk in and for the County and State aforesaid, having this day received from Deposit Gly Mortgage Co  
the sum of four hundred fifty four and 77/100 DOLLARS (\$ 454.77)  
being the amount necessary to redeem the following described land in said County and State, to-wit:

DESCRIPTION OF LAND	SEC	TWP	RANGE	ACRES
<u>1a in NW 1/4 SE 1/4 N 1/2</u>				
<u>RD + Res</u>				
<u>DB 185-126-129</u>	<u>32</u>	<u>8</u>	<u>1E</u>	

Which said land assessed to United Co Integ ms, Inc. and sold on the  
17 day of Sept 19 85 George Merritt for  
taxes thereon for the year 19 83, do hereby release said land from all claim or title of said purchaser on account of said sale.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said office on this the 10 day of

April 19 85 Billy V. Cooper, Chancery Clerk.  
(SEAL) By M. Wright D.C.

STATEMENT OF TAXES AND CHARGES

- |   |   |
|---|---|
| (1) State and County Tax Sold for (Exclusive of damages, penalties, fees)   | \$ <u>357.86</u>                                  |
| (2) Interest  | \$ <u>28.63</u>                                   |
| (3) Tax Collector's 2% Damages (House Bill No. 14, Session 1932)  | \$ <u>7.16</u>                                    |
| (4) Tax Collector Advertising --Selling each separate described subdivision as set out on assessment roll.<br>\$1.00 plus 25cents for each separate described subdivision | \$ <u>1.25</u><br>\$ <u>4.50</u>                  |
| (5) Printer's Fee for Advertising each separate subdivision   | \$ <u>25</u>                                      |
| (6) Clerk's Fee for recording 10cents and indexing 15cents each subdivision. Total 25cents each subdivision   | \$ <u>1.00</u>                                    |
| (7) Tax Collector--For each conveyance of lands sold to individuals \$1.00  | \$ <u>400.65</u>                                  |
| (8) TOTAL TAXES AND COSTS AFTER SALE BY TAX COLLECTOR   | \$ <u>17.69</u>                                   |
| (9) 5% Damages on TAXES ONLY. (See Item 1)  |   |
| (10) 1% Damages per month or fraction on 19 <u>83</u> taxes and costs (Item 8 --Taxes and costs only) <u>7</u> Months   | \$ <u>28.05</u><br>\$ <u>2.5</u><br>\$ <u>1.5</u> |
| (11) Fee for recording redemption 25cents each subdivision  | \$ <u>1.00</u>                                    |
| (12) Fee for indexing redemption 15cents for each separate subdivision  | \$ <u>1.00</u>                                    |
| (13) Fee for executing release on redemption  | \$ <u>1.00</u>                                    |
| (14) Fee for Publication (Sec. 27-43-3 as amended by Chapter 375, House Bill No. 457.)  | \$2.00  |
| (15) Fee for issuing Notice to Owner, each  | \$ <u>1.00</u>                                    |
| (16) Fee Notice to Lienors @ \$2.50 each  | \$ <u>1.00</u>                                    |
| (17) Fee for mailing Notice to Owner  | \$4.00  |
| (18) Sheriff's fee for executing Notice on Owner if Resident  | \$ <u>447.97</u>                                  |
| (19) 1% on Total for Clerk to Redeem  | \$ <u>4.54</u>                                    |
| (20) GRAND TOTAL TO REDEEM from sale covering 19 <u>83</u> taxes and to pay accrued taxes as shown above  | \$ <u>454.77</u>                                  |

Excess bid at tax sale \$ 454.77

White - Your Invoice  
Pink - Return with your remittance  
Canary - Office Copy

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 10 day of April, 19 85, at 11:00 o'clock P. M., and  
was duly recorded on the 15 day of April, 19 85, Book No. 204 on Page 393. in  
my office.  
Witness my hand and seal of office, this the 15 day of April, 19 85.  
BILLY V. COOPER, Clerk  
By M. Wright D.C.

WARRANTY DEED

BOOK 204 PAGE 394

INDEXED

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, HAROLD C. PERRY and wife, PEGGY C. PERRY, do hereby sell, convey and warrant unto JOHNNY JOHNSON and wife, MARY JOHNSON, as joint tenants with the right of survivorship and not as tenants in common, the following described real property lying and being situated in Madison County, Mississippi, to-wit:

A 0.76 + acre parcel of property located in the Northwest One Quarter (NW-1/4) of Section 22, Township 10 North, Range 4 East, Madison County, Mississippi, and being more particularly described as beginning at the Northwest corner of the Harold C. Perry and Peggy C. Perry tract as per deed of record in Book 131 at Page 279 of the records of the Chancery Clerk of Madison County, at Canton, Mississippi, said point being 349.5 feet West of and 1,312.1 feet South of the Northwest corner of Section 22, thence run East 402.35 feet to an iron pin which is on the South right-of-way line of the county public road (gravel) and which is also the POINT OF BEGINNING of the parcel herein described; thence run South 00 degrees 15 minutes 08 seconds East for 206.91 feet to an iron pin; thence run North 89 degrees 58 minutes 23 seconds West for 148.87 feet to an iron pin; thence run North 07 degrees 47 minutes 56 seconds West for 208.77 feet to an iron pin which is on the South right-of-way line of the county public road; thence run East along the South right-of-way line of the county public road for 176.29 feet to an iron pin which is also the POINT OF BEGINNING; containing 0.76 acre, more or less, all being in the Northwest One Quarter (NW-1/4) of Section 22, Township 10 North, Range 4 East, near the town of Sharon, Madison County, Mississippi.

The warranty contained herein is made subject to the following exceptions, to-wit:

1. Ad valorem taxes for the year 1985 which are to be paid all by the Grantors and none by the Grantees.
2. Zoning and subdivision regulation ordinance of Madison County, Mississippi.

WITNESS our signatures on this 9 day of April, 1985.

Harold C. Perry  
Harold C. Perry

Peggy C. Perry  
Peggy C. Perry



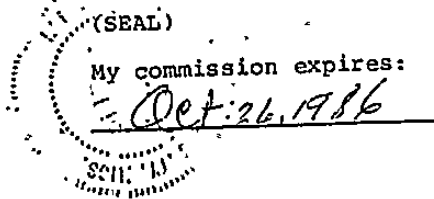
STATE OF MISSISSIPPI  
COUNTY OF MADISON

This day personally appeared before me, the undersigned  
notary public in and for the aforesaid County and State, the  
within named HAROLD C. PERRY and PEGGY C. Perry who each  
acknowledged that they signed and delivered the above and  
foregoing Warranty Deed on the day and year therein  
written.

GIVEN UNDER MY HAND and official seal on this the 9th  
day of April, 1985.

L. J. Heart  
Notary Public

BOOK 204 PAGE 395



Grantors: Harold C. & Peggy C. Perry  
Rt. 4  
Canton, Ms. 39046

Grantees: Johnny & Mary Johnson  
363 North Broadway  
Joliet, Ill. 60435

STATE OF MISSISSIPPI, County of Madison:  
Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed  
for record in my office this 10 day of April, 1985, at 3:50 clock P. M., and  
was fully recorded on the 10 day of April, 1985, Book No. 204 on Page 394 in  
my office.  
Witness my hand and seal of office, this the 15 day of April, 1985.  
BILLY V. COOPER, Clerk  
By D. Wright, D.C.

1.00 memorial Stamps  
affixed to original instrument  
april 18, 1985

BOOK 204 PAGE 396

INDEXED? 2723

WARRANTY DEED

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, the undersigned Grantors, J. D. RANKIN and JANE B. RANKIN, do hereby sell, convey and warrant unto DALE KEITH D/B/A KEITH CONSTRUCTION COMPANY the following described real property lying and being situated in Madison County, Mississippi, to-wit:

LOT 121, DEERFIELD SUBDIVISION, PHASE I, according to the map or plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, reference to which is made in aid of and as a part of this description.

AND ALSO: An easement 5 feet in width evenly off the West side of Lot 120, Deerfield Subdivision, Phase I for the purpose of performing maintenance on the East side of the residence to be constructed upon Lot 121 and for the further purpose of permitting Grantee's roof and the eave of Grantee's residence to overhang unto said easement as an encroachment on said Lot 120.

The warranty contained herein is made subject to the following exceptions:

1. County of Madison and State of Mississippi ad valorem taxes for the year 1985 which will be probated between the parties hereto.
2. Zoning and subdivision regulation ordinance of Madison County, Mississippi.
3. Grantors reserve all oil, gas and other minerals in, on and under the above described property.
4. Those Protective Covenants of record in the office of the Chancery Clerk of Madison County, Mississippi, recorded in Book 465 at Page 159, and as amended as shown by instrument recorded in Book 500 at Page 443.
5. Grantee hereby, by his acceptance of this deed, agrees to join the Deerfield Property Owners Association and

abide by the By-Laws of such association. This membership requirement shall be a covenant running with the land and shall be binding upon the heirs, assigns or successors in interest of the herein named Grantee.

6. Grantee herein, upon the acceptance of this deed, does hereby agree to construct a home or residence on the above described lot which shall contain at least 1300 square feet of heated area. This shall be a covenant running with the land and binding upon the heirs, assigns and successors in interest of the Grantees named herein and shall be enforceable in a court of equity.

7. All easements for utilities as shown by the plat of said subdivision on record in the office of the Chancery Clerk of Madison County, Mississippi.

8. The Grantors herein specifically reserve unto themselves a five-foot easement along the West side of said Lot 121 for the purpose of construction and maintenance of a residence on Lot 122 of said subdivision.

WITNESS OUR SIGNATURES on this 15 day of March, 1985

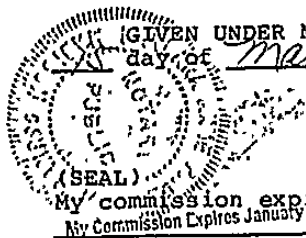
J. D. Rankin  
J. D. Rankin

Jane B. Rankin  
Jane B. Rankin

STATE OF MISSISSIPPI  
COUNTY OF MADISON

This day personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named J. D. RANKIN and JANE B. RANKIN who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein written.

GIVEN UNDER MY HAND and official seal of office, this day of March, 1985.



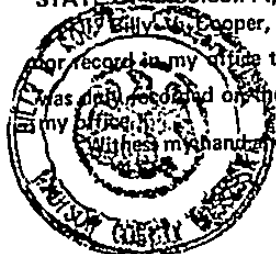
Barbara Pace  
Notary Public

Grantors: J. D. & Jane B. Rankin  
Rt. 2, Canton, Ms. 39046

Grantee : Keith Construction Company  
P. O. Box 4186  
Jackson, Ms. 39216

" STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 10 day of April, 1985, at 4:20 o'clock P. M., and was duly recorded on the 10 day of April, 1985, Book No. 204 on Page 396. in my office.



Witness my hand and seal of office, this the 10 day of April, 1985.

BILLY V. COOPER, Clerk

By J. D. Rankin....., D.C.

Book 204 Page 398

INDEXED

CARL BROOKS, GRANTOR  
CENTRAL BONDING CO.  
BONDED by CONTINENTAL INSURANCE CO.

SPECIAL POWER of ATTORNEY

THIS AUTHORITY IS NOT TO EXCEED \$25,000.00 ON ANY ONE RISK

To:

Court Clerk, GRANTEE

KNOW ALL MEN BY THESE PRESENT, that I, CARL BROOKS, do hereby make, constitute, and appoint Genn Adams to be my true, sufficient, and lawful Attorney for me and in my name, place, and stead:

To make, execute, endorse, and deliver Bail Bonds for me and CENTRAL BONDING COMPANY in the STATE of MISSISSIPPI.

As fully, to all intents and purposes as I might or could so if personally present, with full Power of substitution and revocation, hereby ratifying and confirming all that my said Attorney, as my substitute shall lawfully do or cause to be done by virtue hereof.

All Bail Bonds and Recognizances must be accompanied by an individual numbered power of attorney properly executed and these powers cannot be altered, erased or combined with another CENTRAL BONDING COMPANY Power of Attorney in any manner for the same Appearance Bond.

All Authority hereby conferred shall expire and terminate, without notice, at midnight on March 1, 1986.

In WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29<sup>th</sup> day of March 1985.

Carl Brooks  
CARL BROOKS  
CENTRAL BONDING COMPANY  
Bonded by  
CONTINENTAL INSURANCE CO.

STATE of MISSISSIPPI  
COUNTY of HINDS

PERSONALLY appeared before me the undersigned authority in and for said County and State the within named CARL BROOKS, d/b/a CENTRAL BONDING COMPANY, who acknowledges that he signed and delivered the above and foregoing instrument on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein stated. This the 29<sup>th</sup> day of March 1985.



Perry H. Paulman  
NOTARY PUBLIC  
2/11/86  
EXPIRATION DATE

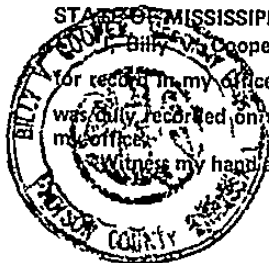
STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 11 day of April, 1985, at 8:00 o'clock A.M., and was duly recorded on the APR 15 1985 day of April, 1985, Book No. 204 on Page 398, in my office.

Witness my hand and seal of office, this the APR 15 1985 day of April, 1985.

BILLY V. COOPER, Clerk

By H. W. Wright, D.C.



899 204 399

INDEXED 2734

CARL BROOKS, GRANTOR  
CENTRAL BONDING CO.  
BONDED by CONTINENTAL INSURANCE CO.

SPECIAL POWER of ATTORNEY

THIS AUTHORITY IS NOT TO EXCEED \$25,000.00 ON ANY ONE RISK

To:

Court Clerk, GRANTEE

KNOW ALL MEN BY THESE PRESENT, that I, CARL BROOKS, do hereby make, constitute, and appoint William Watkins to be my true, sufficient, and lawful Attorney for me and in my name, place, and stead:

To make, execute, endorse, and deliver Bail Bonds for me and CENTRAL BONDING COMPANY in the STATE of MISSISSIPPI.

As fully, to all intents and purposes as I might or could so if personally present, with full Power of substitution and revocation, hereby ratifying and confirming all that my said Attorney, as my substitute shall lawfully do or cause to be done by virtue hereof.

All Bail Bonds and Recognizances must be accompanied by an individual numbered power of attorney properly executed and these powers cannot be altered, erased or combined with another CENTRAL BONDING COMPANY Power of Attorney in any manner for the same Appearance Bond.

All Authority hereby conferred shall expire and terminate, without notice, at midnight on March 1, 1986.

In WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29<sup>th</sup> day of March 1985.

Carl Brooks  
CARL BROOKS  
CENTRAL BONDING COMPANY  
Bonded by  
CONTINENTAL INSURANCE CO.

STATE of MISSISSIPPI  
COUNTY of HINDS

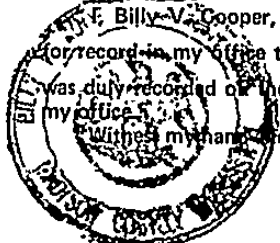
PERSONALLY appeared before me the undersigned authority in and for said County and State the within named CARL BROOKS, d/b/a CENTRAL BONDING COMPANY, who acknowledges that he signed and delivered the above and foregoing instrument on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein stated. This the 29<sup>th</sup> day of March 1985.

(SEAL)

Jean Anthony [Signature]  
NOTARY PUBLIC  
My Commission Expires March 10, 1988  
EXPIRATION DATE

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office this 11 day of April, 1985, at 800 o'clock PM, and was duly recorded on the APR 15 1985 day of APR 15 1985, 1985, Book No. 204 on Page 399. in my office.



Witness my hand and seal of office, this the APR 15 1985 day of APR 15 1985, 1985.

BILLY V. COOPER, Clerk

By M. W. Wright, D.C.