

Library MADISON COUNTY TAX 2016

BANKS HANNAH G  
112 MCDONALD RD

Parcel 071B-03 -012/10.00 PPIN 52144  
Alt Parcel  
Exempt Code JD 0 Tax District 3 M  
Subdivision ADDENDUM

MADISON	MS 39110	St Addr	112 MCDONALD RD	Neighborhood	Map			
Sect/Twn/Rng	03 07N 01E B1k		HS#75550-15					
Cls C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed	
1 2.00	30000			2.00	103390	133390	13339	
2		.60	110	.60		110	17	
2.00	30000	.60	110	2.60	103390	133500	13356	
Homestead Type	4 1=065	2=DAV	3=DIS	4=Reg	Reg	300.00	100	DAV
Mtg				Group		Eligible	C11 Y (Y/N)	
New Value Added		F-Fire	0-Override	Deed Bk	2586	Pg	201 Ext	
Drainage Code	Benefit	Price	Total	Deed Date	9 23	2010	Type	
1 SOUTHWEST MA	13356.00	F		Current	2012	Yr	Added	
				L	30110		ASIMPSON	
				B	103390		Chged	
Levee Benefits	X	=		Use1	1110	Use2	DSEA	
F3-NEXT PARCEL	F5-LEGAL	F6-ADDENDUM	F7-DEEDS	F8-FLAGS	F9-OPTIONS	F24-EXIT		
F3 next record, Page-Up prev record, F13 Paperlink								

### Quitclaim Deed

Laureen Banks, an individual with an address of 389 Brame Rd., Ridgeland, MS 39157 U.S.A. , being married , in consideration of \$10.00 and other good and valuable consideration to Grantor paid, the receipt of which is acknowledged, does hereby remise, release and forever quitclaim to Hannah G. Banks, an individual with an address of 387 Brame Rd., Ridgeland, MS 39157 U.S.A., ("Grantee"), all right, title and interest of Grantor, if any, in and to the following real estate:

Property Address: 112 McDonald Rd.

Madison, MS

39110 U.S.A.

Legal Description: 2 1/2 acres

BOOK 2586 PAGE 201 DOC 01 TY W  
INST # 631096 MADISON COUNTY MS.  
This instrument was filed for  
record 9/23/10 at 10:46:40 AM  
ARTHUR JOHNSTON, C.C. BY: BJA D.C.

*See exacie - A*

Subject to real estate taxes and assessments for the current year and subsequent years.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements and appurtenances belonging thereto, if any, to the Grantee and Grantee's heirs, successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED between Grantor and Grantee that Grantor makes no representations, covenants or warranty of any kind whatsoever. By this instrument, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, if any.

I, Henry Banks, spouse of Laureen Banks, with an address of 389 Brame Rd., Ridgeland, MS 39157 U.S.A., in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

IN WITNESS WHEREOF, this Quitclaim Deed is executed under seal on September 23, 2010.

Signed, sealed and delivered in the presence of:

WITNESS

GRANTOR

*Callie Brown*

Callie Brown

*Laureen Banks* (Seal)

Laureen Banks

WITNESS

GRANTOR'S SPOUSE

*Rebecca Johnson*

Rebecca Johnson

*Henry Banks* (Seal)

Henry Banks

STATE OF MS

BOOK 2586 PAGE 202

COUNTY OF Hinds

In Madison, on the 23<sup>rd</sup> day of September, 2010, before me, a Notary Public in and for the above state and county, personally appeared Laureen Banks, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that she executed said instrument for the purposes therein contained as her free and voluntary act and deed.

Tamika Liddell

NOTARY PUBLIC

My Commission Expires: 6/2/2011



STATE OF MS

COUNTY OF Hinds

In Madison, on the 23<sup>rd</sup> day of September, 2010, before me, a Notary Public in and for the above state and county, personally appeared Henry Banks, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he executed said instrument for the purposes therein contained as his free and voluntary act and deed.

Tamika Liddell

NOTARY PUBLIC

My Commission Expires: 6/2/2011



(SEAL)

This Quitclaim Deed was prepared by: \_\_\_\_\_

The street address of the property being conveyed is: 112 McDonald

Madison Ms, 39110

Send future tax bills to: Hannah G. Banks

387 Brame Rd Ridgeland Ms, 39157

After recording, return to: Hannah G. Banks

400  
22.00

387 Brame Rd Ridgeland MS 39157

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), <sup>BOOK 2586 PAGE 204</sup> cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, LEROY SHELTON AND MARY SHELTON, GRANTORS, does hereby sell, convey and warrant unto LAUREEN BANKS AND HENRY BANKS, SR., as joint tenants with rights of survivorship and not as tenants in common, GRANTEES, the following described land and property situated in the County of Madison, State of Mississippi, to-wit:

A tract or parcel of land containing 2.6 acres, more or less, situated in the Southeast  $\frac{1}{4}$  of Section 3, Township 7 North, Range 1 East, Madison County, Mississippi, more particularly described as commencing at the intersection of the North line of the South  $\frac{1}{2}$  of South  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  of said Section 3 with the West line of what is commonly known as the Livingston Road, and from said point of intersection run South  $08^{\circ}47'07''$  West along the West line of said road a distance of 354.20 feet, to a point where an iron pin is located at the intersection of the West right-of-way of said Livingston Road with the North right of way line of McDonald Road;

Thence run  $N87^{\circ}20'57''W$ , 222.33 feet to an iron pin;

Thence run  $N89^{\circ}25'15''W$ , 94.54 feet to an iron pin which is the **Point of Beginning** of the description of the property conveyed hereby;

Thence run  $N08^{\circ}47'07''E$ , 133.97 feet to an iron pin located on the South boundary of the Forbes property, which is described in Book 110 at Page 171 in the records in the office of the Chancery Clerk of Madison County, Mississippi;

Thence run in a Westerly direction along the South boundary of the said Forbes property a distance of 99.63 feet to the Southwest corner of the said Forbes property;

Thence run in a Northerly direction along the West line of the said Forbes property 209 feet to an iron pin;

Thence run West 278 feet to an iron pin;

Thence run  $S08^{\circ}47'07''W$ , 208 feet to an iron pin;

Thence run West 64.87' feet to an iron pin;

Thence run  $S08^{\circ}47'07''W$ , 135.01 feet to an iron pin;

Thence run N89°46'15"E, 326.07 feet to an iron pin;

Thence run S89°25'15"E, 112.16 feet to an iron pin, and to the **Point of Beginning**.

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

1. County of Madison ad valorem taxes for the year 1996, which are liens, but are not yet due or payable.
2. Any applicable Madison County zoning and subdivision regulations ordinances.
3. Rights-of-way and easements for roads, power lines and other utilities.
4. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
5. Any protective covenants as amended and extended.

WITNESS our signatures, this the 16<sup>th</sup> day of March, 1998.

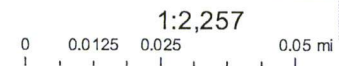
Leroy Shotton

Mary Shotton









71B-03 -012/10.00

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





# Madison County Web Map

-  Municipal Limits
-  Roads
-  Parcels
-  Public
-  Zoning
-  R1

