

## WARRANTY DEED

84338

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, do hereby convey and forever warrant unto Madison County, Mississippi, a body politic (hereinafter "Grantee"), the following described real property lying and being situated in Madison County, Mississippi, to wit:

See Exhibit "A" for a description of the property conveyed herein.

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

1. Madison County Zoning and Subdivision Regulation Ordinances as amended.
2. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
3. Grantors reserve unto themselves all oil, gas and other minerals lying in, on and under the property described herein.
4. Rights-of-way and easements for roads, power lines and other utilities.
5. Grantors warrant that they, or their predecessors in title, have been in hostile, actual, open and notorious, exclusive and continuous occupancy of the property as herein described for in excess of ten (10) years next preceding the date of this instrument.
6. Grantors warrant that the above described property constitutes no part of their homestead.

The Grantors acknowledge the existence of the Uniform Relocation Assistance For Real Property Acquisition Policies Act for 1970, otherwise known as public law 91-646, and acknowledge that they are aware of their rights under said act, including but not limited to:

- (1) Notification of the Grantee's desire to obtain the property and receipt of a copy of the above named act;
- (2) An opportunity to receive an appraisal and to accompany the appraiser during the initial inspection; and
- (3) An opportunity to have the value of the property determined by a court of competent jurisdiction and to be compensated therefore.

The Grantors hereby waive all rights and privileges pursuant to Public Law 91-646, and under the "Real Property Acquisition Policies Law", plus any rights and privileges under the "Relocation Assistance Law", and Grantors further acknowledge that they believe the roadway will enhance Grantors' property value and therefore have encouraged its construction.

We fully understand that we have the right to receive just compensation for the real property herein described based on an appraisal of said property. We hereby waive our right to just compensation to Madison County, Mississippi. We further understand that we have the right to request that a fair market value appraisal of the property be made and we hereby waive that right.

WITNESS OUR SIGNATURES on this the \_\_\_\_ day of \_\_\_\_\_, 1992.

James Banks  
JAMES BANKS

N/A  
SPOUSE, IF ANY

Jessie Banks  
JESSIE BANKS

N/A  
SPOUSE, IF ANY

Ruby Banks  
RUBY BANKS

James W. Brown  
SPOUSE, IF ANY

Vera Johnson  
VERA JOHNSON

\_\_\_\_\_  
SPOUSE, IF ANY

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named JAMES BANKS and N/A (spouse, if any), who stated and acknowledged to me that he/they 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 6 day of May, 1992.

MY COMMISSION EXPIRES:

7-1-96



Billy V Cooper Chancery Clerk  
NOTARY PUBLIC  
By: Kearney D.C.

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named JESSIE BANKS and N/A (spouse, if any), who stated and acknowledged to me that he/they 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, 1992.

MY COMMISSION EXPIRES: 1-1-96  
(SEAL)

*Billy V Cooper*  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named RUBY BANKS and James W. Brown (spouse, if any), who stated and acknowledged to me that she/they 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 11 day of May, 1992.

MY COMMISSION EXPIRES: 1-1-96  
(SEAL)

*Billy V Cooper*  
NOTARY PUBLIC  
*By: K. Corquoy DC*

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction above stated, the within named VERA JOHNSON and N/A (spouse, if any), who stated and

acknowledged to me that she/they 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, 1992.

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-1-94

(SEAL)

GRANTOR:

James Banks  
Address: 244 Sharon Rd.  
Canton MS. 39046  
Telephone No.: 859-8870

GRANTEE:

Madison County, Mississippi  
P. O. Box 404  
Canton, MS 39046  
Telephone No. 601-859-8241

Jessie Banks  
Address: 244 Sharon Rd.  
Canton MS. 39046  
Telephone No.: 859-8870

Ruby Banks  
Address: 1225 WEST 81<sup>st</sup>  
CHICAGO, ILLINOIS 60620  
Telephone No.: \_\_\_\_\_

Vera Johnson  
Address: 244 Sharon Rd.  
Canton, MS. 39046  
Telephone No.: 859-8870

wdbanks.103  
302/29920

A strip of land 50 feet in width, being 25 feet either side of the centerline described across the land situated in Section 6, Township 8 North, Range 4 East, Madison County, Mississippi, said centerline being more particularly described as follows:

Commencing from a found iron pin on the east side of Sharon Road at the north line of the Southwest 1/4 of Section 6, Township 8 North, Range 4 East, Madison County, Mississippi; thence South 02 degrees 12 minutes 55 seconds West for 351.90 feet to a point in the east right of way line of Sharon Road (said east right of way line being 25 feet east of and parallel to the physical center of Sharon Road), said point also being the "Point of Beginning" of the centerline of the right of way herein described; thence

South 84 degrees 35 minutes 50 seconds East for 56.27 feet to a point of curvature; thence

in a southeasterly direction with a curve to the right having a radius of 299.18 feet, a central angle of 09 degrees 33 minutes 12 seconds, an arc length of 49.88 feet and a chord which bears South 79 degrees 49 minutes 14 seconds East for a distance of 49.83 feet to a point of tangency; thence

South 75 degrees 02 minutes 38 seconds East for 67.72 feet to a point of curvature; thence

in a southeasterly direction with a curve to the left having a radius of 283.40 feet, a central angle of 08 degrees 52 minutes 42 seconds, an arc length of 43.91 feet and a chord which bears South 79 degrees 28 minutes 59 seconds East for a distance of 43.87 feet to a point of tangency; thence

South 83 degrees 55 minutes 20 seconds East for 489.91 feet to a point of curvature; thence

in a southeasterly direction with a curve to the right having a radius of 655.31 feet, a central angle of 03 degrees 29 minutes 46 seconds, an arc length of 39.99 feet and a chord which bears South 82 degrees 10 minutes 27 seconds East for a distance of 39.98 feet to a point of tangency; thence

South 80 degrees 25 minutes 34 seconds East for 81.38 feet to a point of curvature; thence

in a northeasterly direction with a curve to the left having a radius of 164.54 feet, a central angle of 57 degrees 21 minutes 24 seconds, an arc length of 164.71 feet and a chord which bears North 70 degrees 53 minutes 44 seconds East for a distance of 157.92 feet to a point of tangency; thence

North 42 degrees 13 minutes 02 seconds East for 77.14 feet to a point of curvature; thence

in a northeasterly direction with a curve to the right having a radius of 232.11 feet, a central angle of 28 degrees 59 minutes 12 seconds, an arc length of 117.43 feet and a chord which bears North 56 degrees 42 minutes 38 seconds East for a distance of 116.18 feet to a point of tangency; thence

EXHIBIT A

North 71 degrees 12 minutes 14 seconds East for 82.96 feet to a point of curvature; thence

in a northeasterly direction with a curve to the left having a radius of 131.23 feet, a central angle of 70 degrees 38 minutes 57 seconds, an arc length of 161.81 feet and a chord which bears North 35 degrees 52 minutes 46 seconds East for a distance of 151.76 feet to a point of tangency; thence

North 00 degrees 33 minutes 17 seconds East for 64.71 feet to a point of curvature; thence

in a northeasterly direction with a curve to the right having a radius of 45.30 feet, a central angle of 89 degrees 36 minutes 53 seconds, an arc length of 70.85 feet and a chord which bears North 45 degrees 21 minutes 44 seconds East for a distance of 63.85 feet to a point of tangency; thence

South 89 degrees 49 minutes 50 seconds East for 748.12 feet to a point of curvature; thence

in a southeasterly direction with a curve to the right having a radius of 159.18 feet, a central angle of 34 degrees 52 minutes 24 seconds, an arc length of 96.89 feet and a chord which bears South 72 degrees 23 minutes 38 seconds East for a distance of 95.40 feet to a point of tangency; thence

South 54 degrees 57 minutes 26 seconds East for 75.57 feet to a point of curvature; thence

in a southeasterly direction with a curve to the right having a radius of 210.17 feet, a central angle of 16 degrees 14 minutes 52 seconds, an arc length of 59.60 feet and a chord which bears South 46 degrees 50 minutes 00 seconds East for a distance of 59.40 feet to a point of tangency; thence

South 38 degrees 42 minutes 34 seconds East for 117.41 feet to a point of curvature; thence

in a southeasterly direction with a curve to the right having a radius of 649.18 feet, a central angle of 08 degrees 48 minutes 29 seconds, an arc length of 99.80 feet and a chord which bears South 34 degrees 18 minutes 20 seconds East for a distance of 99.70 feet to a point of tangency; thence

South 29 degrees 54 minutes 05 seconds East for 197.33 feet to a point of curvature; thence

in a southeasterly direction with a curve to the left having a radius of 126.66 feet, a central angle of 57 degrees 51 minutes 19 seconds, an arc length of 127.89 feet and a chord which bears South 58 degrees 49 minutes 45 seconds East for a distance of 122.53 feet to a point of tangency; thence

South 87 degrees 45 minutes 24 seconds East for 220.52 feet to a point of curvature; thence

in a northeasterly direction with a curve to the left having a radius of 153.55 feet, a central angle of 22 degrees 06 minutes 41 seconds, an arc length of 59.26 feet and a chord which bears North 81 degrees 11 minutes 16 seconds East for a distance of 58.89 feet to a point of tangency; thence

EXHIBIT A

North 70 degrees 07 minutes 55 seconds East for 73.37 feet to a point of curvature; thence

in a northeasterly direction with a curve to the right having a radius of 126.92 feet, a central angle of 17 degrees 54 minutes 37 seconds, an arc length of 39.67 feet and a chord which bears North 79 degrees 05 minutes 14 seconds East for a distance of 39.51 feet to a point of tangency; thence

North 88 degrees 02 minutes 32 seconds East for 180.11 feet to a point of curvature; thence

in a northeasterly direction with a curve to the left having a radius of 182.83 feet, a central angle of 27 degrees 39 minutes 16 seconds, an arc length of 88.24 feet and a chord which bears North 74 degrees 12 minutes 54 seconds East for a distance of 87.39 feet to a point of tangency; thence

North 60 degrees 23 minutes 16 seconds East for 90.96 feet to a point of curvature; thence

in a southeasterly direction with a curve to the right having a radius of 45.17 feet, a central angle of 101 degrees 12 minutes 35 seconds, an arc length of 79.79 feet and a chord which bears South 69 degrees 00 minutes 27 seconds East for a distance of 69.81 feet to a point of tangency; thence

South 18 degrees 24 minutes 09 seconds East for 248.95 feet to a point of curvature; thence

in a southwesterly direction with a curve to the right having a radius of 101.39 feet, a central angle of 94 degrees 39 minutes 59 seconds, an arc length of 167.51 feet and a chord which bears South 28 degrees 55 minutes 50 seconds West for a distance of 149.10 feet to a point of tangency; thence

South 76 degrees 15 minutes 49 seconds West for 207.77 feet to the point of terminus of the centerline herein described.

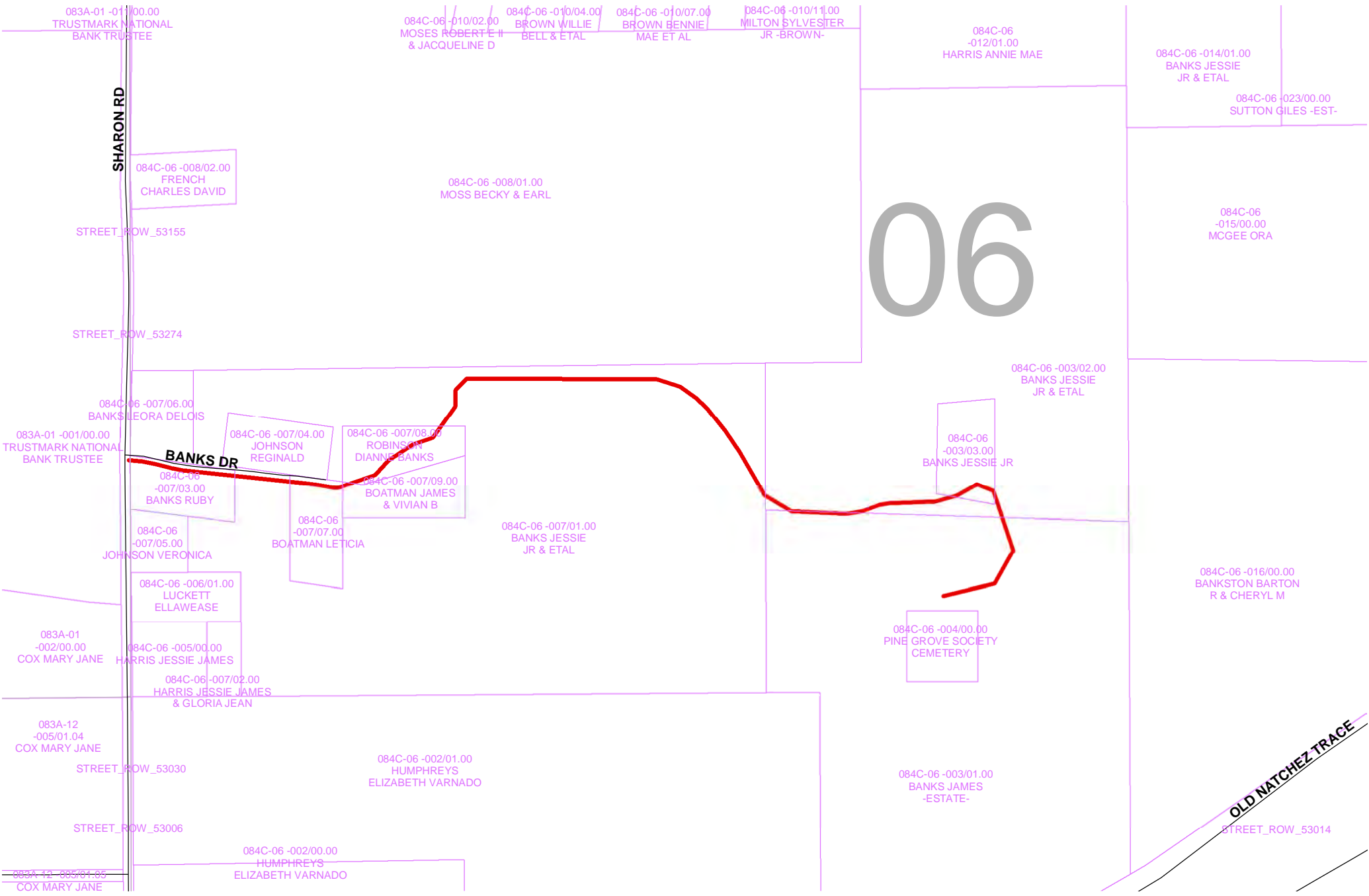
Bearings in the above description have an origin of TRUE NORTH based on computations from celestial observations.

### EXHIBIT A



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 15 day of May, 1992, at 11:45 o'clock A M., and was duly recorded on the MAY 15 1992, Book No. 300, Page 64.  
BILLY V. COOPER, CHANCERY CLERK BY: [Signature] D.C.



06

**BANKS DR**

**OLD NATCHEZ TRACE**



1 inch = 500 feet

BANKS DR  
 BOOK 300 PAGE 64  
 MADISON COUNTY, MS



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