

Prepared by: 110-12⁰²
Viking Investments
119 S. President St.
Jackson MS 39201
Phone: (601) 326-1639

Return to:
The Greater Richmond Grove M. B. Church
P. O. Box 457
Tougaloo, MS 39174
Phone: (601) 856-2209

STATE OF MISSISSIPPI
COUNTY OF MADISON

QUIT CLAIM 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

William M. Vines
117 Carrick Ave.
Madison, MS 39110
(601) 622-4380

subject to the terms hereof, does hereby convey and quitclaim unto

The Greater Richmond Grove M. B. Church
P. O. Box 457
Tougaloo, MS 39174
Phone: (601) 856-2209

Grantor's right, title and interest in and to the following described property situated in Madison County, Mississippi more particularly and certainly described as follows:

(See Exhibit A attached)

INDEXING INSTRUCTIONS: 1A OFF E/S LOT 8 HIGHLAND CL BL 1-47 8 44
S-T-R: 36-07N-01E


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This conveyance does not convey any interest of Grantor in the above-described property which was acquired at any tax sale for any year other than the 2015 sale for unpaid 2014 taxes.

Grantor excepts from and reserves to Grantor, his heirs, representatives, successors and assigns, all oil, gas and other minerals, in, on and under that may be produced from the lands described above, together with the rights of ingress and egress for the development and removal of same. This deed is subject to all prior mineral reservations, mineral conveyances and oil and gas leases of record.

WITNESS my signature, this the 23rd day of January, 2018.

William M. Vines, Grantor

BY: 
William M. Vines, Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23 day of January, 2018, within my jurisdiction, the within named William M. Vines, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

My Commission Expires:

5/15/2020

Notary Public





Exhibit A

Parcel #: 071G-36B-018/00.00

PPIN: 7001

Legal Description: 1A OFF E/S LOT 8 HIGHLAND CL BL 1-47 & 44
S-T-R: 36-07N-01E



Please Remit To:
Kay Pace
 Madison County Tax Collector
 P.O. Box 113
 Canton, MS 39046-0113
RETURN SERVICE REQUESTED

**2019 MADISON COUNTY
 REAL PROPERTY TAX NOTICE**

SEE REVERSE SIDE FOR IMPORTANT
 INFORMATION AND CHANGE OF
 MAILING ADDRESS
 Check box and notate change of
 mailing address on reverse side



*****AUTO**S-DIGIT 39192 153 206 36826 1 AV 0383
 GREATER RICHMOND GROVE MB CHURCH
 PO BOX 457
 TOUGALOO, MS 39174-0457

Account # **017999**
 Total Due **\$226.14**

Card Number: _____
 Expiration Date: _____ VCode: _____
 Signature of Cardholder: _____
 Check for: Debit or Credit

THIS STUB OR YOUR CANCELLED
 CHECK IS YOUR RECEIPT

BMC 1
 VX 10
 1/28/2020
 13:59:49

Kay Pace
 TAX COLLECTOR
 P.O. BOX 113
 CANTON, MS 39046

State of Mississippi
 County of Madison
 Real Property

YEAR 2019
 RECEIPT NUMBER R-017999

The responsibility is on the taxpayer to know that his property is correctly assessed and paid on.

CONTROL NO.	SEC	TOWNSHIP	RANGE	TOTAL ACRES	FP ACRES	TAX DIST	TOTAL VALUE	TAX RATE	TAXES
36	07N	01E	1.00	440			1500	150.7600	TOTAL AD VALOREM TAX 226.14
Parcel 071G-36B-018/00.00 / 007001 LA OFF E/S LOT 8 HIGHLAND CL BL 1-47 8 44 TAXING DISTRICT APPRAISED VALUATION CLASS 1- LAND BLDG TOTAL LAND BLDG TOTAL CLASS 2- LAND BLDG TOTAL SCHOOL TAX* *MUNIC. TAX*									
NET AD VALOREM TAX 226.14 TOTAL TAXES DUE 226.14									

P #3 DANA Cash
 PAID JAN 28 2020
 MADISON CO. TAX COLL.

NAME AND GREATER RICHMOND GROVE MB CHURCH
 ADDRESS PO BOX 457
 OF TOUGALOO MS 39174
 TAXPAYER

DAMAGES ACCRUE AFTER Feb. 3, 2020 AT THE RATE OF 1.00% PER MONTH

NO.	DATE	DEBIT	CREDIT	INTEREST	AMOUNT	BALANCE
1	1/28/20	226			226.14	.00
2						
3						
TOTAL INTEREST						
TOTAL SALES TAX						
TOTAL TAXES						
TOTAL AD VALOREM TAX						
TOTAL TAXES DUE					226.14	
GRAND TOTAL PAID						

State Of Mississippi
County Of Madison

RELEASE FROM DELINQUENT TAX SALE NUMBER 47868

PPIN 7001 Yr 2018 Entry Parcel No 071G-36B-018/00.00

In Consideration of 301.10 Dollars received from L T WINDFIELD 6010.856.5622
PO BOX 457 TOUGALOO MS 39174

, the amount necessary to redeem the following described property:

Description of Property	Section	Township	Range	Acres
1A OFF E/S LOT 8	36	07N	01E	1.00
HIGHLAND CL BL 1-47				

8 44

assessed to APPLE GROVE INVESTMENTS INC and sold to CANTERBURY COVE, LLC
at Delinquent Tax Sale on 8/26/2019, for taxes thereon for the year 2018 the said land is
hereby released from all claim or title of state or purchaser under said tax sale, in
accordance with Section 27-45-3, Mississippi Code of 1972 (as amended).

(BE SURE TO HAVE YOUR CHANCERY CLERK RECORD THIS RELEASE.)

STATEMENT OF AMOUNT NECESSARY TO REDEEM Tax Receipt Number 1175

I. DELINQUENT TAX AND FEES DUE INDIVIDUAL OR STATE PURCHASER:

1. Amount of 2018 delinquent tax (Section 27-45-3)	County	49.78	
	City	94.54	
	School	81.82	
2. Interest on delinquent tax (Section 27-41-9)	County	3.50	
	City	6.61	
	School	5.72	
3. Publishers fee (per publication) (Section 25-7-21(3))		3.00	
4. Subtotal lines 1, 2, and 3			244.97
5. Purchasers interest on line 4 at 1 (or 1.5 for sales after March 27, 1995) per month since sale date. (6 months x 1.5 x line 4)(Section 27-45-3)			22.05
6. Damages (only for sales prior to July 1, 1994) 5 on delinquent tax (5 line 1) (Section 27-45-3)	County		
7. TOTAL AMOUNT DUE TO PURCHASER (lines 4, 5, and 6)			267.02

II. DAMAGES, FEES AND ACCRUED TAXES DUE TO COUNTY:

8. Damages (only for sales from July 1, 1994) 5 on delinquent tax (5 line 1) (Section 27-45-1)	County	2.49	
	City	4.73	
	School	4.09	
9. County actual postage fee (Section 27-43-3)			
10. Publishers actual fee (if paid by county) (Section 25-7-21)			
11. Accrued Taxes for year (Section 27-45-3)	County		
12. Interest on accrued taxes for year (Section 27-45-3) 1.5 x 27 months	County		
13. Accrued Taxes for year (Section 27-45-3)	County		
14. Interest on accrued taxes for year (Section 27-45-3) 1.5 x months	County		
15. TOTAL AMOUNT DUE TO COUNTY (Lines 8 through 14)			11.31

III. FEES DUE TO COUNTY OFFICIALS

Sheriffs Fees:

16. 1st Notice (Section 27-43-3)			
17. 2nd Notice (Section 27-43-3)			
18. TOTAL AMOUNT DUE TO SHERIFF (lines 16 and 17)			
Chancery Clerks Fees:			
19. Identify record owners (Section 27-43-3)		\$50.00	
20. Recording list, each subdivision lot (Section 25-7-21(4)(a))		\$1.00	1.00
21. Issue 1st sheriffs notice (Section 27-43-3)		\$2.00	
22. Mail 1st owners notice (Section 27-43-3)		\$1.00	
23. Issue 2nd sheriffs notice (Section 27-43-3)		\$5.00	
24. Mail 2nd owners notice (Section 27-43-3)		\$2.50	
25. Issue each lienor notice (Section 27-43-11)		\$7.00	
26. Publishers actual fee, if paid by clerk (Section 27-43-3)			
27. Recording each redemption (Section 25-7-21(4)(d))		\$10.00	10.00
28. Abstracting each subdivision lot (Section 25-7-21(4)(e))		\$1.00	1.00
29. Certify amount to redeem (Section 25-7-9(1)(a))		\$1.00	1.00
30. Certify release from sale (Section 25-7-9(1)(a))		\$1.00	1.00
31. Subtotal Lines 19 through 30			14.00
32. Calculation subtotal lines 7, 15, 18 and 31		292.33	
33. Redemption fee 3% x line 32 (Section 25-7-21(4)(f))			8.77
34. TOTAL AMOUNT DUE TO CHANCERY CLERK (Lines 31 and 33)			22.77

IV. AMOUNT TO RECEIVE FROM REDEEMER:

38. GRAND TOTAL (lines 7, 15, 18, 34, 35, 36, and 37)			301.10
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I certify that the above is a true and correct statement of amount
necessary to redeem said property, on this day of 1/27/2020.

RONNY LOTT

CH 6765

CHANCERY CLERK

Revised by: Office of the State Auditor 6/95

By:

[Handwritten Signature]

