



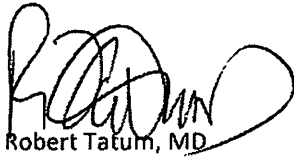
TATUM MEDICAL CLINIC  
Robert Tatum, MD

March 23, 2020

To Whom It May Concern:

Mrs. Essie Hollins, 06/02/1944, is permanently and totally disabled.

Sincerely,



Robert Tatum, MD

Action DISPLAY

Sequence Number 46985

Name ESSIE HOLLINS  
\_\_\_\_\_  
\_\_\_\_\_

No 456 B Street: LIVINGSTON VERNON RD Dir    Apt/Lot LOT 7

City FLORA Zip 39071 Phone   

ESN 194 KEARNEY PARK VOL FIRE DEPT

XCH 03 FLORA

Date entered 1997/08/19

Use Code 2 MOBILE HOMES

LFM 2019/10/28-16:01:54

Parcel 0611-29D-071D-03.00

GPS 32.589706 -90.318787

Subdivision 03910 KEARNEY PARK PT 1 BL 14

A-082A

Electric Utility   

Gas Utility   

Sewer Utility   

Water Utility   

Notes Exist? N

F1,menu - F4,HELP - F7,exit - F8,Use Codes

F5,MSAG xref - F6,ZIP xref - F9,Utilities - F10,Notes - F11,Subdivision

*Alonnie Boyd-Polichamps  
Madison Co FMA Admin Assistant*



West Madison Utility District  
P O Box 27  
443 Livingston Vernon Road  
Flora, MS 39071  
601.879.9718 (Office)  
601.879.9778 (Facsimile)  
Email: [wmud39071@att.net](mailto:wmud39071@att.net)

Supervisor  
*Karl Banks, District 4*

Commissioners  
*Larry Bennett, President*  
*Letitia Reeves, Vice-President*  
*Evelyn Brown, Secretary*  
*Valencia Buggs, Commissioner*  
*Scott Colson, Treasurer*

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## WEST MADISON UTILITY BOARD OF COMMISSIONERS

March 23, 2020

To whom it may concern:

In regards to the property located at 456 B Livingston Vernon Rd. in Flora, MS.; the West Madison Utility District does in fact provide water and sewer service. Please contact us should you have any questions or need additional information.

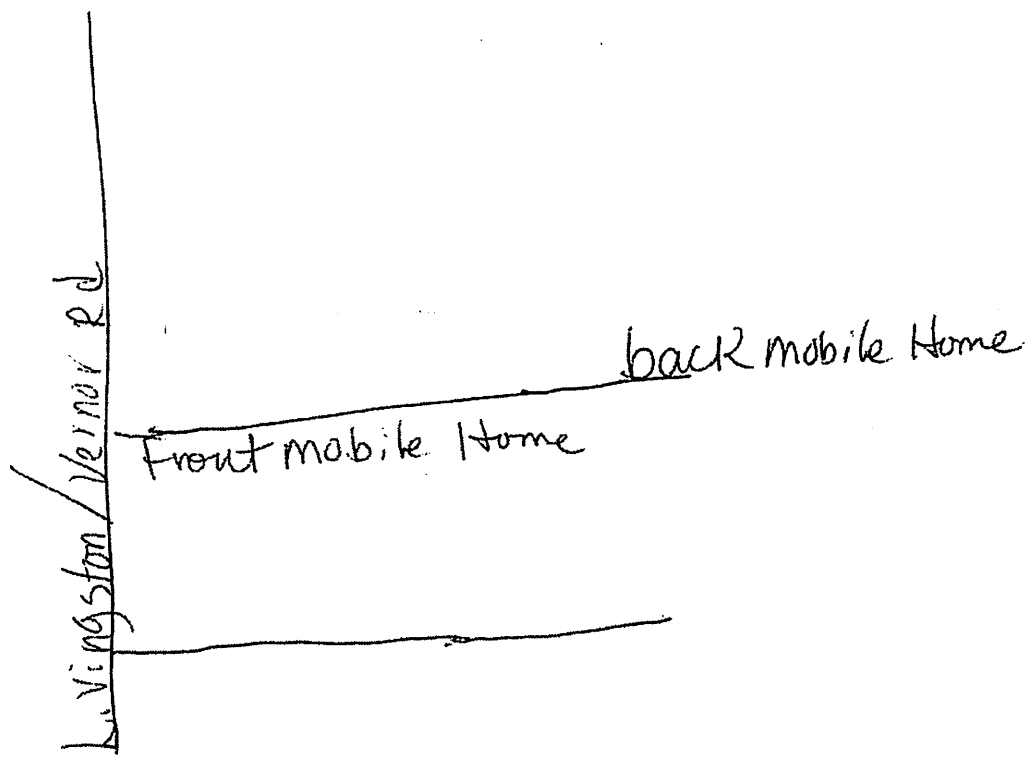
Sincerely,

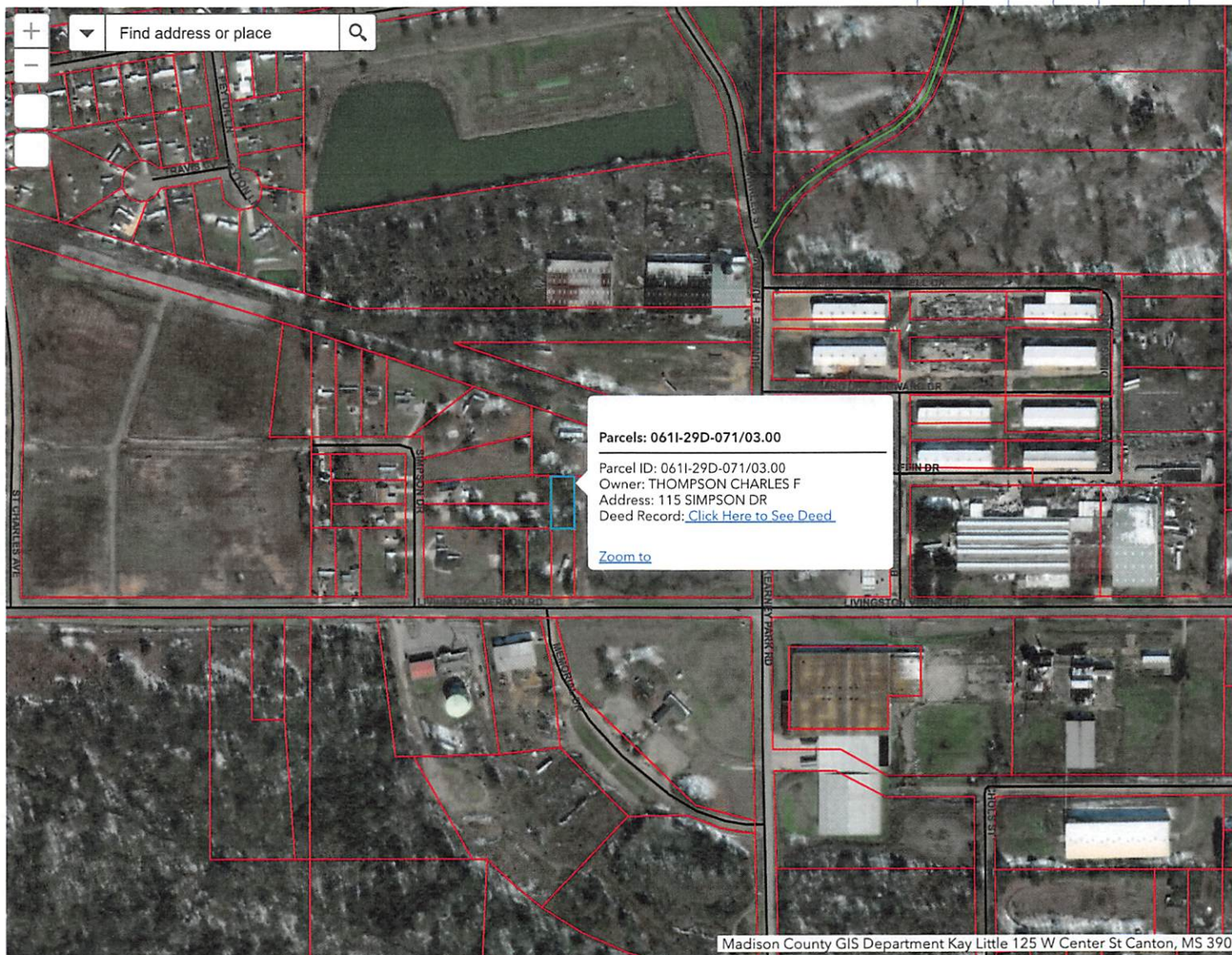
Jalesa Nichols  
Office Manager

*Jalesa Nichols*

West Madison Utility District

*"Keeping A Basic Necessity Flowing"*





+

Find address or place

+

-

Parcels: 0611-29D-071/03.00

Parcel ID: 0611-29D-071/03.00

Owner: THOMPSON CHARLES F

Address: 115 SIMPSON DR

Deed Record: [Click Here to See Deed.](#)

[Zoom to](#)

Madison County GIS Department Kay Little 125 W Center St Canton, MS 3904

Prepared by/  
Return to:

R. Ellen Matthews *206-13<sup>00</sup>*  
Attorney at Law  
141 Executive Drive, Suite 3  
Madison, MS 39110  
Ph: 601-898-8068

Grantors: Carolyn E. Andrews  
P. O. Box 612  
Flora, MS 39071  
Ph: 601-879-8480

Charles F. Thompson  
129 Shepherd Street  
Flora, MS 39071  
Ph: 601-398-6570

Indexing Instructions: Lots 6 and 7, Block 5, Part 1  
Kearney Park Subd.,  
Madison Co., MS

Grantees: Essie B. Hollins (life estate)  
P. O. Box 700  
Flora, MS 39071  
Ph: 601-462-4940

Ernest Terrell Hollins (remainder)  
17912 24<sup>th</sup> Ave. CT E  
Tacoma, Washington 98445  
Ph: 253-448-4795

### WARRANTY DEED

FOR AND IN CONSIDERATION of the payment by Neville Hollins of the purchase price for the herein described real property, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, CAROLYN E. ANDREWS, also known as Carolyn E. King, and CHARLES F. THOMPSON, Grantors, do hereby sell, convey and warrant unto ESSIE B. HOLLINS a life estate and ERNEST TERRELL HOLLINS, his heirs and/or successors, the remainder interest, in and to the following described land and property, and all improvements thereto, lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to wit:

LOTS 6 and 7, KEARNEY PARK, BLOCK 5, PART 1, 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 A at Slide 83, reference to which 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. Ad valorem taxes for the year 2019 which are not yet due or payable. Ad valorem taxes for the year 2019 will be prorated as of the date hereof when due and payable.

2. Madison County, Mississippi, Zoning Ordinances, any other ordinances which pertain to the subject property, and Subdivision Regulations, as amended.

3. Any and all building codes, restrictive covenants, easements, and rights-of-way of record which pertain to the subject property.

4. The following covenants and restrictions:

A. This property [each lot described hereinabove] may be used only for one single family residence dwelling.

B. No cows, goats, sheep, chickens, pigs, horses or other livestock may be kept on the property.

C. No commercial kennels of any nature shall be permitted.

D. There shall be no more than one mobile home located on each lot and each mobile home shall be skirted and tied down.

E. No abandoned or junked cars or other vehicles shall be allowed on the subject property.

F. The lot owner shall properly maintain the lot and the lot shall not be used as a dumping ground for rubbish, trash, garbage or other waste.

G. The front set back for the lot shall be thirty (30) feet.

H. The side set back for the lot shall be ten (10) feet.

I. There shall be a ten (10) foot utility easement evenly off the rear of the lot and a twenty (20) foot utility easement evenly off the front of the lot.

J. These restrictions may be enforced by a proceeding at law or in equity against the person violating or attempting to violate these restrictions by the grantor or any other interested party.

5. All matters shown on the Plat of Kearney Park 1, Block 5 which is of record in Plat Cabinet A, Slide 83 in the office of the Chancery Clerk of Madison County, Mississippi.

It is expressly understood that by payment of the purchase price, Neville Hollins has made a gift of a life estate to his mother, Essie B. Hollins in the above described property, and has made a partial gift of the remainder interest to his brother, Ernest Terrell Hollins, in the above described property.

The property herein conveyed constitutes no part of the homestead of either of the Grantors. WITNESS the signatures of the undersigned on this the 11<sup>th</sup> day of October,

2019.

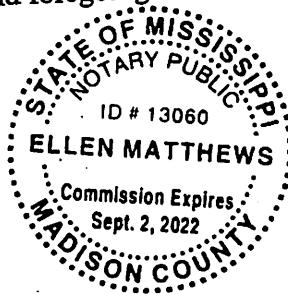
Carolyn E. Andrews  
CAROLYN E. ANDREWS

Charles F. Thompson  
CHARLES F. THOMPSON

STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 11<sup>th</sup> day of October, 2019, within my jurisdiction, the within named CAROLYN E. ANDREWS, also known as Carolyn E. King, who acknowledged to me that she executed the above and foregoing instrument of writing.

MY COMMISSION EXPIRES:  
Sept 2, 2022

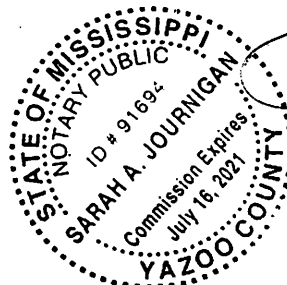


Ellen Matthews  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF Madison

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 11<sup>th</sup> day of October, 2019, within my jurisdiction, the within named CHARLES F. THOMPSON, who acknowledged to me that he executed the above and foregoing instrument of writing.

MY COMMISSION EXPIRES:  
July 16, 2021



Sarah A. Journigan  
NOTARY PUBLIC

NOTE: AT THE REQUEST OF THE PARTIES DEED PREPARER DID NOT CONDUCT A CLOSING.



Library MADISON COUNTY TAX 2020

HOLLINS ESSIE B -LIFE ESTATE-  
ERNEST TERRELL HOLLINS -REM-  
PO BOX 700

Parcel 061I-29D-071/03.00 PPIN 2400  
Alt Parcel 0612  
Exempt Code JD 0 Tax District 4 M  
Subdivision 03810 ADDENDUM  
KEARNEY PARK PT 1 BL 5  
Neighborhood Map

FLORA MS 39071 St Addr 115 SIMPSON DR

Sect/Twn/Rng 29 09N 01W Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1								
2		12000					12000	1800
		12000					12000	1800

Homestead Type 1=O65 2=DAV 3=DIS 4=Reg Reg 100 DAV  
Mtg Group Eligible Cl1 N (Y/N)  
New Value Added F-Fire O-Override Deed Bk 3778 Pg 621 Ext  
Drainage Code Benefit Price Total Deed Date 10 22 2019 Type  
36 PERS BC & KE 1800.00 F Current 2012 Yr Added 11 12 2001  
L 12000 CNV  
B Chged 12 3 2019

Levee Benefits X = Use1 9111 Use2 9111 DSLC

F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink