

---

Prepared by and after recording return to:

KEY-CRETE, LLC  
ATTN: David G. Porter (MSB# 104828)  
219 Key Drive  
Madison, MS 39110  
T: (601) 898-9892  
F: (601) 898-9896  
[dporter@keyllc.com](mailto:dporter@keyllc.com)

**Indexing Instructions:**      **Part of the NW1/4 of S36, T9N, R2E,  
Madison County, Mississippi**

## **WARRANTY DEED**

**Grantor:**

Madison County, Mississippi,  
a Body Politic  
Post Office Box 608  
Canton, MS 39046  
(601) 371-1705

**Grantee:**

Key-Crete, LLC  
Attn: Rick Webster  
219 Key Drive  
Madison, MS 39110  
(601) 898-9892

## WARRANTY DEED

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 are hereby acknowledged, **Madison County, Mississippi** a body politic (“*Grantor*”), does hereby bargain, sell, grant, convey and warrant unto **Key-Crete, LLC**, a Mississippi limited liability company (“*Grantee*”), the following described land and property located in Madison County, Mississippi, and more particularly described as follows:

### Legal Description is attached hereto as Exhibit “A”

The foregoing warranty is made subject to the following exceptions:

1. The Zoning Ordinances, Subdivision Regulations, Building Codes and land use regulations of Madison County, Mississippi;
2. Any right of interest in oil, gas, and other minerals in, on, or under the above described property reserved or conveyed by prior owners; and
3. All protective covenants, building restrictions, rights-of-way, easements, and unrecorded servitudes recorded in the land records of Madison County, Mississippi.
4. The terms and conditions of the Memorandum of Understanding executed by CantonOne Park, LLC and approved by the Madison County Board of Supervisors, dated and recorded December 30, 2008 in Book 2380 at Page 0095 in the Madison County land records.

**[Signature Page to Follow]**

IN WITNESS WHEREOF, Grantor executed this Warranty Deed on the date set forth below, effective as of the date set forth below.

**MADISON COUNTY, MISSISSIPPI,**  
a body politic

By: \_\_\_\_\_  
**Karl M. Banks**, President of the Madison  
County Board of Supervisors

Date Executed: February \_\_\_\_\_, 2021

ATTEST:

\_\_\_\_\_  
Ronny Lott, Chancery Clerk

**STATE OF MISSISSIPPI**  
**COUNTY OF MADISON**

Personally appeared before me, the undersigned authority in and for the said county and state, on this \_\_\_\_ day of February, 2021, within my jurisdiction, the within named Karl M. Banks and Ronny Lott, who acknowledged that they are the President and Clerk, respectively, of the Board of Supervisors of Madison County, Mississippi, and that for and on behalf of said county, and as its act and deed, they executed the above and foregoing instrument in their respective capacities, after first having been duly authorized by the Board of Supervisors to do so.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_

**EXHIBIT A**

**COMPLETE LEGAL DESCRIPTION**

**PARCEL MC3**

A PARCEL OF LAND CONTAINING 1.52 ACRES (66,306.30 SQUARE FEET), MORE OR LESS, BEING SITUATED IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 2 EAST, CITY OF CANTON, MADISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT A FENCE CORNER MARKING THE NORTHEAST CORNER OF SAID SECTION 36; RUN THENCE SOUTH FOR A DISTANCE OF 1575.53 FEET; THENCE WEST FOR A DISTANCE OF 2351.33 FEET TO A SET IRON PIN ON THE WESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 51; THENCE LEAVE SAID RIGHT OF WAY AND RUN N59°10'35"W FOR A DISTANCE OF 486.99 FEET; THENCE S89°56'23"W FOR A DISTANCE OF 307.11 FEET TO A FOUND IRON PIN; THENCE N10°28'44"E FOR A DISTANCE OF 168.13 FEET TO THE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE N59°10'35"W FOR A DISTANCE OF 174.40 FEET; THENCE N66°36'37"W FOR A DISTANCE OF 3.85 FEET; THENCE N23°23'23"E FOR A DISTANCE OF 692.93 FEET; THENCE S09°04'54"W FOR A DISTANCE OF 248.22 FEET; THENCE S11°28'50"W FOR A DISTANCE OF 376.32 FEET; THENCE S10°28'47"W FOR A DISTANCE OF 113.15 FEET TO THE POINT OF BEGINNING.