



# MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608  
Canton, Mississippi 39046  
601-855-5500 • Facsimile 601-855-5759  
[www.madison-co.com](http://www.madison-co.com)

October 29, 2021

Minnie L Smith & Robert L Batimon  
581 Yandell Road  
Canton, MS 39046

Re: *Tax Parcel No. 82G-25B-009/00.00*

Dear Sir/Madame,

The property referenced above is zoned R-1 Residential District. The permitted uses listed in the Madison County Zoning Ordinance are residential use, and those uses accessory to residential use. An inspection made on the property referenced above reveals this property is in violation of section 406 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.03 PARKING AND STORAGE OF DERELICT VEHICLES** - Vehicles that are wrecked, dismantled, partially dismantled, inoperable, abandoned or discarded and are not capable of being legally (that is, if the vehicle does not have a current inspection sticker and current license plate affixed to the vehicle) driven upon the roads, streets or highways of the Madison County shall not be parked or stored on any agricultural or residentially zoned property other than in completely enclosed buildings, nor shall such vehicles be parked on public streets or roads.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited**: No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

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The Madison County Zoning Ordinance, in Article 26, **SECTION 2614 - ORDINANCE ENFORCEMENT**- In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, —Any person---who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **November 15, 2021** at **5 P.M.** in the Board Room of the Madison County Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,



Scott Weeks, Administrator  
Planning and Zoning  
[scott.weeks@madison-co.com](mailto:scott.weeks@madison-co.com)  
601-826-9021 cell

PTAX0I - B  
Tax Year 2021

County of Madison  
TAX RECEIPT INQUIRY  
9/20/2021

Copyright 1994  
F M Software

<u>Receipt</u>	<u>Parcel Number</u>	<u>Tax Distr Num</u>	<u>Ex Code</u>	<u>Mills</u>
R 045141	082G-25B-009/00.00	524		100.6800

2015 R-041530 2015 R-990020 OPEN			
Name		Value	Tax
SMITH MINNIE L & ROBERT L BATIMON	Total Valuation. . .	7502	755.30
Description	Exempt Credit. . .	7500	300.00
-----			
581 YANDELL RD	All Exempt Credit.		
CANTON	Net Ad Valorem Tax. . . . .		455.30
	MS 39046		
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.86A IN NE COR NE 1/4 NW 1/4	Total Tax . . . . .	455.30
	Total Paid (see below). . . . .	471.24
	Interest Due. . . . .	.00
	Amount Due. . . . .	*PRINTED*

INSTALLMENTS			
	Date	Interest	Batch
1	8/26/21	15.94	111
2			
3			
			Taxes
			455.30

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

Library MADISON COUNTY TAX 2022

SMITH MINNIE L & ROBERT L BATIMON

Parcel 082G-25B-009/00.00

PPIN 23315

581 YANDELL RD

Alt Parcel 0822

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM FLAG

Neighborhood

Map

CANTON MS 39046 St Addr 581 YANDELL RD

Sect/Twn/Rng 25 08N 02E Blk

Cls	C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True	Assessed
1		28500				51490	79990	7999
2		28500				51490	79990	7999

Homestead Type 4 1=O65 2=DAV 3=DIS 4=Reg Reg 300.00 100 DAV

Mtg Group Eligible Cl1 Y (Y/N)

New Value Added 3040 F-Fire O-Override Deed Bk 388 Pg 98 Ext

Drainage Code Benefit Price Total Deed Date 12 13 1996 Type DB

13 SOUTH MADISO 7999.00 F Current 2021 Yr Added 11 12 2001

L 28500 CNV

B 51490 Chged 7 23 2021

Jevee Benefits X = Use1 1110 Use2 SJACKSON

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

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

0388-098

209577

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WARRANTY DEED

This Indenture made this 27 day of November, 1996 BETWEEN Rosie Lee Humphries and Bennie Humphries, Grantor, and Minnie L. Smith and Robert Lee Batimon, as joint tenants with full rights of survivorship and not as tenants in common, as GRANTEE.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Madison, State of Mississippi, to-wit:

Beginning at the North East corner of E 1/2 of NW 1/4 Section 25, Township 8 North, Range 2 East, and from said point run West 70 yards, thence South 70 yards, thence East 70 yards, and thence North to the point of beginning 70 yards, and being one acre of land more or less. Less and Except: That certain land described in amended order granting petitioner's right of immediate title and possession recorded in Book 284, Page 244. A copy of order recorded in Book 284 at Page 244 is attached hereto. \*The above referenced property is not the homestead of the Grantors.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor's agree to pay said Grantees or their assigns any deficit on an actual proration.

THIS CONVEYANCE IS SUBJECT TO any and all building restrictions, restrictive covenants, easements, rights-of-way, and mineral reservations of record, affecting said property.

WITNESS WHEREOF, Grantor has hereunto set grantor's hand this day and year first above written.

WITNESSES

Ben De Fulpas
Ben De Fulpas

X Rosie Lee Humphries
Rosie Lee Humphries
X Bennie Humphries
Bennie Humphries

State of ILLINOIS
County of Cook

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27 day of November, 1996, within my jurisdiction, the within named Rosie Lee Humphries and Bennie Humphries, who acknowledged that he/she/they executed the above and foregoing instrument as his/her/their own voluntary act and deed on this the 27 day of November, 1996.

Ben De Fulpas
NOTARY PUBLIC
My commission expires 11-12-98
Prepared by:
Underwood Law Firm
4815 I-55 North
Jackson, Mississippi 39205 (601) 961-7773
GRANTORS ADDRESS
3301 Wilcox Street, Bellwood, IL 60104
(708) 544-4584



GRANTEE ADDRESS
681 Yandell Road, Canton, MS 39046
(601) 859-9691

32

61298

231 244

IN THE SPECIAL COURT OF EMINENT DOMAIN  
MADISON COUNTY, MISSISSIPPI

MADISON COUNTY, MISSISSIPPI, ACTING  
BY AND THROUGH THE MADISON COUNTY  
BOARD OF SUPERVISORS

PETITIONER

VS.

CIVIL ACTION FILE NO. 9257

BEN HALL, ALMA HALL AND  
JAMES D. ROWE, TRUSTEES FOR  
THE UNITED STATES OF AMERICA,  
ACTING BY AND THROUGH THE  
FARMER'S HOME ADMINISTRATION  
AND THE UNITED STATES OF AMERICA,  
ACTING BY AND THROUGH THE FARMER'S  
HOME ADMINISTRATION

RESPONDENTS

FILED  
THIS DAY  
MAY 24 1931  
ANDY RASBERRY  
CIRCUIT CLERK

AMENDED ORDER GRANTING PETITIONER'S  
RIGHT OF IMMEDIATE TITLE AND POSSESSION

This day this cause having come on to be heard on the motion of Petitioner, Madison County, Mississippi, acting by and through the Madison County Board of Supervisors for an order granting said Petitioner, Madison County, Mississippi, the right, as requested by Petitioner in its petition for condemnation, of immediate title and possession and entry upon the land sought to be condemned as described in Exhibit "A", attached hereto and incorporated herein, and it appearing that the report of the Court appointed appraiser has been filed with the Clerk of this Court showing the sum of Two Thousand One Hundred and No/100 Dollars (\$2,100.00) as total compensation and damages for the taking of the Respondents' land; that proper notice of said appraisal report was given by the Court to the Respondents as required by law; that the Respondents have not opposed the right of Petitioner to immediate possession; and that Petitioner is entitled to immediate title and possession.

IT IS, THEREFORE, ORDERED AND ADJUDGED that Petitioner, Madison County, Mississippi be and it is

sect 284 MISS 245

hereby granted the right of immediate title and possession and fee simple ownership to the land and property described in Exhibit "A" and to temporary easement for a period of two years from and after this date or until the completion of construction and acceptance of the project by Madison County, Mississippi, which ever is shorter, on the land and property described and shown on the plat thereof, which is attached hereto and incorporated herein, all as requested and described in the Petition filed herein, provided only that Petitioner first deposit one hundred percent (100%) of the amount of compensation and damages, as determined by said appraisal, that being Two Thousand One Hundred and No/100 Dollars (\$2,100.00) with the Clerk of this Court and as provided by the opinion and order of this Court previously entered.

SO ORDERED AND ADJUDGED on this the 24 day of May, 1991.

*Sandy Pasberal*  
JUDGE, SPECIAL COURT OF EXHIBIT DOMAIN

F9040205  
302-410/860

State of Mississippi  
County of Madison  
I, Sandy Pasberal, Clerk of the Circuit Court in and for the said State and County do hereby certify that the above and foregoing is a true and correct copy of the original *Charles D. Dudd* and the same is of record in this office in Book No. \_\_\_\_\_ of page \_\_\_\_\_ Given under my hand and the seal of the Circuit Court at Canton, this the 24 day of May, 1991.  
SANDY PASBERAL, Clerk of the Circuit Court  
*Sandy Pasberal*



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 13 day of Dec, 1991, at 11:00 o'clock A. M., and was duly recorded on the DEC 13 1991, Book No. 388, Page 98.

STEVE DUNCAN, CHANCERY CLERK

BY: *Steve Duncan* D.C.











MERCURY

SABLE LS

MEL J 110  
MADISON  
00-10



MEJ 176  
MADISON  
09 '18  
TENN. REG. DIV.



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America's Music

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629

MADISON



07'19  
9MBV629



MISSISSIPPI

MAG4693



MADISON

08/20  
DMAG6983











F150  
Ford's V6

NON  
FIRE

44 474

