
PREPARED BY:
Mike Espy (MB#5240)
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Suite 205
Jackson, MS 39211
Phone: 601 613-1617

RETURN TO:
Hon. Ronny Lott
Madison County Chancery Clerk
125 W. North Street
Canton, MS 39046
Phone: 601 790-2590

SPECIAL WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF MADISON

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in accordance with the terms and conditions of that certain Sub-Lease Agreement and Option to Purchase, dated August, 1995, attached hereto as Exhibit "A", and other valuable consideration, the GRANTOR:

Madison County, Mississippi, a body politic
125 West North Street
P.O. Box 608
Canton, Mississippi 39046
(601) 790-2590

does hereby bargain, sell, grant, convey, and warrant unto GRANTEE:

The City of Madison, Mississippi, a body politic
the following described land and property located in Madison County, Mississippi, being more particularly described as follows:

Complete Legal Description is attached hereto as Exhibit "B"

INDEXING INSTRUCTIONS:

Part of Section 8 and Part of Section 17, Township 7 North, Range 2 East, City of Madison, Madison County, Mississippi.

THIS foregoing Warranty Conveyance is subject to and authorized by approval of the Madison County Board of Supervisors pursuant to its unanimous vote taken on February 6, 2023, being documented and entered onto the official Minutes, being approved by the Madison County Board of Supervisors on February 21, 2023, as attached hereto as Exhibit "C."

WITNESS the authorized signature of the President of the Madison County Board of Supervisors, on this the 21st day of February 2023.

Gerald Steen, President
Madison County Board of Supervisors

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the _____ day of February, 2023, within my jurisdiction, the within named Gerald Steen, who acknowledged to me that he is President of the Madison County Board of Supervisors, and that for and on behalf of the said Madison County Board of Supervisors, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized to do so.

Notary Public

My Commission Expires:

EXHIBIT "B"

A parcel of land situated in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 8, and the Northeast Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 17, Township 7 North-Range 2 East, City of Madison, Madison County, Mississippi, and being more particularly described as follows:

Commence at a concrete monument marking the Southeast corner of said Section 8 and run West for a distance of 1,288.31 feet; thence South for a distance of 31.62 feet to the Southwest corner of the Just Kids, Inc., property and the POINT OF BEGINNING for the property herein described; run thence-

Westerly clockwise along the arc of a curve on the Northern right-of-way line of Madison Avenue, for a distance of 36.52 feet, to the point of Tangency, said curve having a central angle of 05 degrees, 21 minutes, 40 seconds and a chord bearing and distance of North 71 degrees, 28 minutes, 15 seconds West, 36.50 feet; thence-

North 68 degrees, 47 minutes, 31 seconds West along said Northern right-of-way line, for a distance of 50.00 feet to the beginning of a curve; thence-

Westerly counterclockwise along the arc of said curve, for a distance of 172.11 feet, to the Point of Tangency, said curve having a central angle of 19 degrees, 35 minutes, 21 seconds and a chord bearing and distance of North 78 degrees, 35 minutes, 09 seconds West, 171.28 feet; thence-

North 88 degrees, 22 minutes, 49 seconds West along said Northern right-of-way line for a distance 39.02 feet to the Southeast corner of the City of Madison property; thence-

North 23 degrees, 13 minutes, 27 seconds East along the Eastern boundary of said City property and its Northernly projection thereof, for a distance of 656.89 feet to the Southern boundary of the Martha Lenoir property; thence-

North 89 degrees, 04 minutes, 46 seconds East along said Southern boundary, for a distance of 420.00 feet to the Harkins property; thence-

South 30 degrees, 03 minutes, 58 seconds West along the Western boundary of said Harkins property and said Just Kids, Inc., property for a distance of 78015 feet to the POINT OF BEGINNING.

Said parcel contains 5.344 acres, more or less.

