



476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

February 28, 2024

Madison County Board of Supervisors
P.O. Box 404
Canton, MS 39046

RE: Documents for March 4, 2024 Board Approval

To Whom It May Concern:

Enclosed please find the following documents:

- Corrected Second Amendment to Union Hill Missionary Baptist Church regarding 4.98 acres in 8N-1W.
- Amendment to Commercial Lease to First Baptist Church of Flora regarding parcel #051E-16B-058 in 8N-1W.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held March 4, 2024.

Please let me know if you need additional information. I can be reached at 601-499-0734 or abrowning@madison-schools.com.

Sincerely,

Ashley Browning
16th Section Land Manager

INDEXING INSTRUCTIONS 100 feet off south end of Lot 1, Jones Addition, Town of Flora, NW1/4 NW1/4, Section 16, Township 8 North, Range 1 West, Madison County, Mississippi (Parcel # 051E-16B-058).

LESSOR:

Madison County, Mississippi Board
of Education Trustees of The Madison
County School District 16th Section
School Lands Trust
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601/499-0800

LESSEE:

First Baptist Church of Flora, Inc.
P.O. Box 163
Flora, MS 39071
Telephone: (601)879-8022

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601/499-0800

AMENDMENT TO 16TH SECTION COMMERCIAL LEASE CONTRACT

WHEREAS, by instrument dated February 3, 2014, the **MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION, TRUSTEES** of the **MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST** (hereinafter called "Lessor"), granted a Sixteenth Section Land Lease Contract to First Baptist Church of Flora, Inc.. a Mississippi Non-Profit Corporation, which instrument

was recorded in Book 3056 at Page 537, in the records in the office of the Chancery Clerk of Madison County, Mississippi (hereinafter the "Lease Contract"), which describes the following property, to-wit:

100 feet on the South end of Lot One (1) of Jones Addition to the Town of Flora, according to the plat of said addition on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi.

WHEREAS, said Lease Contract has a lease term beginning on the 13th day of February, 2014 and ending on the 12th day of February, 2054; and,

WHEREAS, said Lease Contract requires annual rental payments in the amount of Four hundred thirty-eight and no/100 Dollars (\$438.00), on or before February 13th each year, beginning with the February 13, 2014 payment; and

WHEREAS, lease payments have been received by Lessor in said amount for each year through 2023; and

WHEREAS, said Lease Contract, pursuant to paragraph (3), states that the subject property should be reappraised prior to the tenth, twentieth and thirtieth anniversary dates of the commencement of the Lease Contract; and,

WHEREAS, the tenth anniversary date of the commencement of the Lease Contract is February 13, 2024; and,

WHEREAS, the subject property has been reappraised setting a new annual lease payment pursuant to paragraph (3) of the Lease Contract.

THEREFORE, paragraph (2) of the Lease Contract should be amended to read as follows:

Lessee agrees and covenants to pay or cause to be paid to Lessor annually, on

or before February 13th of each year during the term hereof, beginning with the February 13, 2024 payment, annual rentals in advance in the amount of One Thousand Dollars and no/100 (\$1,000.00).

The Lease Contract will remain in full force and effect as to all other provisions contained therein.

WITNESS MY HAND this the ___ day of _____, 2024.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: _____
_____, President

ATTEST:

Charlotte A. Seals, Madison County
Superintendent Of Education

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 _____, 2024, within my jurisdiction, the within named _____ and **Charlotte A. Seals**, who acknowledged to me that they are President and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

LESSEE:

**First Baptist Church of Flora, Inc.
A Mississippi Non-Profit Corporation**

By: _____
_____, Chairman of Deacons

By: _____
_____, Vice Chairman of Deacons

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 _____, 2024, within my jurisdiction, the within named _____ who acknowledged to me that he is Chairman of the Deacons of **First Baptist Church of Flora, Inc., a Mississippi Non-Profit Corporation**, and that for and on behalf of the said First Baptist Church of Flora, Inc. and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

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 _____, 2024, within my jurisdiction, the within named _____ who acknowledged to me that he is Vice Chairman of the Deacons of **First Baptist Church of Flora, Inc., a Mississippi Non-Profit Corporation**, and that for and on behalf of the said First Baptist Church of Flora, Inc. and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Reviewed and approved by the Madison County Board of Supervisors, this the ____ day of _____, 2024.

_____, President

ATTEST:

Ronny Lott, 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 _____, 2024, within my jurisdiction, the within named _____, 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 so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Amendments/2024/#436 Amendment to First Baptist Church of Flora



MADISON COUNTY
SCHOOLS

MARK OF EXCELLENCE

476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

February 28, 2024

Madison County Board of Supervisors
P.O. Box 404
Canton, MS 39046

RE: Documents for March 4, 2024 Board Approval

To Whom It May Concern:

Enclosed please find the following documents:

- Corrected Second Amendment to Union Hill Missionary Baptist Church regarding 4.98 acres in 8N-1W.
- Amendment to Commercial Lease to First Baptist Church of Flora regarding parcel #051E-16B-058 in 8N-1W.

It is requested that the Board of Supervisors approve the enclosed documents at the upcoming Board of Supervisors' meeting to be held March 4, 2024.

Please let me know if you need additional information. I can be reached at 601-499-0734 or abrowning@madison-schools.com.

Sincerely,

Ashley Browning
16th Section Land Manager

INDEXING: 4.948± acres in NE1/4 NE1/4 Section 16, Township 8 North, Range 1 West, Town of Flora, Madison County, Mississippi, (Parcel#051E-16A-018/02.00)

LESSOR:

Madison County, Mississippi Board
of Education Trustees of The Madison
County School District 16th Section
School Lands Trust
476 Highland Colony Parkway
Madison, MS 39110
Telephone: (601) 499-0800

LESSEE:

Union Hill Missionary Baptist
Church of Flora, MS
PO Box 934
Flora, MS 39071
Telephone: (601) 879-9060

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Madison, MS 39110
Telephone: (601) 499-0800

**CORRECTION OF SECOND AMENDMENT TO RENEGOTIATED 16TH SECTION
COMMERCIAL PROPERTY LEASE CONTRACT**

WHEREAS, by instrument dated July 9, 2002, the **MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION TRUSTEES** of the **MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST** (hereinafter called "Lessor"), granted a Renegotiated Sixteenth Section Commercial Property Lease to **UNION HILL MISSIONARY BAPTIST CHURCH OF FLORA, INC., a**

Mississippi non-profit corporation (hereinafter called “Lessee” with Lessor and Lessee collectively referred to herein as the “Parties”) by document recorded in Book 516 at Page 68 (hereinafter the “Lease Contract”) in the office of the Chancery Clerk of Madison County, Mississippi; and

WHEREAS, the description of the property to be leased in said Lease Contract describes the following property, to-wit:

The legal description is attached hereto as Exhibit "A" and incorporated herein by reference.

WHEREAS, an Amendment to the Lease Contract was recorded in Book 2801 at Page 957 in the office of the hereinbefore mentioned Chancery Clerk's office incorporating a new annual lease/ground rental payment based on reappraisal per terms of the Lease Contract; and

WHEREAS, the Second Amend to Renegotiated 16th Section Commercial Property Lease dated November 7, 2022 was recorded January 4, 2023 in Deed Book W-4292 at Page 191.00 (the “Second Amend to Renegotiated 16th Section Commercial Property Lease” ; and

WHEREAS, the Second Amend to Renegotiated 16th Section Commercial Property Lease was executed by an improper Lessee party; and

WHEREAS, the Parties desire to correct the Lessee signatories to the Second Amend to Renegotiated 16th Section Commercial Property Lease.

NOW, THEREFORE, the Parties enter into this Correction of Second Amendment to Renegotiated 16th Section Commercial Property Lease Contract to have the appropriate Lessee execute this instrument in place of the Lessee in the

Second Amend to Renegotiated 16th Section Commercial Property Lease.

The Lease Contract, and all amendments thereof, will remain in full force and effect as to all other provisions contained therein.

[SIGNATURE PAGES TO FOLLOW]

WITNESS MY HAND this the ___ day of _____, 2024.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: _____
Samuel C. Kelly, President of the
Board Of Education

By _____
Charlotte A. Seals, Superintendent Of
Education

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 _____, 2024, within my jurisdiction, the within named **Samuel C. Kelly** and **Charlotte A. Seals** who acknowledged to me that they are President of the Madison County Board of Education and Superintendent of Education, respectively, of the **Madison County School District**, and that for and on behalf of the said Madison County School District, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Reviewed and approved by the Madison County Board of Supervisors, this the
___ day of _____, 2024.

By: _____
Gerald Steen, President of the
Board of Supervisors

ATTEST:

Ronny Lott, 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 _____, 2024, 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 so to do.

NOTARY PUBLIC

My Commission Expires:

WITNESS OUR HAND this the ___ day of _____, 2024.

LESSEE:

**UNION HILL MISSIONARY BAPTIST
CHURCH OF FLORA, INC., A
MISSISSIPPI NON-PROFIT
CORPORATION**

By: _____
**Hildrich Gross, in the capacity as
Deacon and Trustee**

By: _____
David Ollie, Deacon

By: _____
Earl Denson, Trustee

By: _____
Theodore Ollie, Trustee

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 _____, 2024, within my jurisdiction, the within named **Hildrich Gross** who acknowledged to me that he/she is in the capacity as Deacon and Trustee, **David Ollie** who acknowledged to me that he is Deacon, **Earl Denson** who acknowledged to me that he is Trustee, and **Theodore Ollie** who acknowledged to me that he is Trustee, all of **Union Hill Missionary Baptist Church of Flora, Inc.**, a Mississippi non-profit corporation and that for and on behalf of the said corporation, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

EXHIBIT A

Property Description

INDEXING INSTRUCTIONS 100 feet off south end of Lot 1, Jones Addition, Town of Flora, NW1/4 NW1/4, Section 16, Township 8 North, Range 1 West, Madison County, Mississippi (Parcel # 051E-16B-058).

LESSOR:

Madison County, Mississippi Board
of Education Trustees of The Madison
County School District 16th Section
School Lands Trust
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601/499-0800

LESSEE:

First Baptist Church of Flora, Inc.
P.O. Box 163
Flora, MS 39071
Telephone: (601)879-8022

PREPARED BY:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601/499-0800

AMENDMENT TO 16TH SECTION COMMERCIAL LEASE CONTRACT

WHEREAS, by instrument dated February 3, 2014, the **MADISON COUNTY, MISSISSIPPI, BOARD OF EDUCATION, TRUSTEES** of the **MADISON COUNTY SCHOOL DISTRICT 16TH SECTION SCHOOL LANDS TRUST** (hereinafter called "Lessor"), granted a Sixteenth Section Land Lease Contract to First Baptist Church of Flora, Inc.. a Mississippi Non-Profit Corporation, which instrument

was recorded in Book 3056 at Page 537, in the records in the office of the Chancery Clerk of Madison County, Mississippi (hereinafter the "Lease Contract"), which describes the following property, to-wit:

100 feet on the South end of Lot One (1) of Jones Addition to the Town of Flora, according to the plat of said addition on file and of record in the Office of the Chancery Clerk of Madison County, Mississippi.

WHEREAS, said Lease Contract has a lease term beginning on the 13th day of February, 2014 and ending on the 12th day of February, 2054; and,

WHEREAS, said Lease Contract requires annual rental payments in the amount of Four hundred thirty-eight and no/100 Dollars (\$438.00), on or before February 13th each year, beginning with the February 13, 2014 payment; and

WHEREAS, lease payments have been received by Lessor in said amount for each year through 2023; and

WHEREAS, said Lease Contract, pursuant to paragraph (3), states that the subject property should be reappraised prior to the tenth, twentieth and thirtieth anniversary dates of the commencement of the Lease Contract; and,

WHEREAS, the tenth anniversary date of the commencement of the Lease Contract is February 13, 2024; and,

WHEREAS, the subject property has been reappraised setting a new annual lease payment pursuant to paragraph (3) of the Lease Contract.

THEREFORE, paragraph (2) of the Lease Contract should be amended to read as follows:

Lessee agrees and covenants to pay or cause to be paid to Lessor annually, on

or before February 13th of each year during the term hereof, beginning with the February 13, 2024 payment, annual rentals in advance in the amount of One Thousand Dollars and no/100 (\$1,000.00).

The Lease Contract will remain in full force and effect as to all other provisions contained therein.

WITNESS MY HAND this the ___ day of _____, 2024.

LESSOR:

**MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION**

By: _____
_____, President

ATTEST:

Charlotte A. Seals, Madison County
Superintendent Of Education

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 _____, 2024, within my jurisdiction, the within named _____ and **Charlotte A. Seals**, who acknowledged to me that they are President and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

LESSEE:

**First Baptist Church of Flora, Inc.
A Mississippi Non-Profit Corporation**

By: _____
_____, Chairman of Deacons

By: _____
_____, Vice Chairman of Deacons

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 _____, 2024, within my jurisdiction, the within named _____ who acknowledged to me that he is Chairman of the Deacons of **First Baptist Church of Flora, Inc., a Mississippi Non-Profit Corporation**, and that for and on behalf of the said First Baptist Church of Flora, Inc. and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

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 _____, 2024, within my jurisdiction, the within named _____ who acknowledged to me that he is Vice Chairman of the Deacons of **First Baptist Church of Flora, Inc., a Mississippi Non-Profit Corporation**, and that for and on behalf of the said First Baptist Church of Flora, Inc. and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Reviewed and approved by the Madison County Board of Supervisors, this the ___ day of _____, 2024.

_____, President

ATTEST:

Ronny Lott, 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 _____, 2024, within my jurisdiction, the within named _____, 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 so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Amendments/2024/#436 Amendment to First Baptist Church of Flora



476 Highland Colony Parkway
Ridgeland, MS 39157
Telephone: 601-499-0800

February 28, 2024

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P.O. Box 404
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Sincerely,

Ashley Browning
16th Section Land Manager

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Madison County, Mississippi Board
of Education Trustees of The Madison
County School District 16th Section
School Lands Trust
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Telephone: 601/499-0800

LESSEE:

First Baptist Church of Flora, Inc.
P.O. Box 163
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PREPARED BY:

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The Lease Contract will remain in full force and effect as to all other provisions contained therein.

WITNESS MY HAND this the ___ day of _____, 2024.

LESSOR:

MADISON COUNTY, MISSISSIPPI,
BOARD OF EDUCATION

By: _____
_____, President

ATTEST:

Charlotte A. Seals, Madison County
Superintendent Of Education

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 _____, 2024, within my jurisdiction, the within named _____ and **Charlotte A. Seals**, who acknowledged to me that they are President and Superintendent, respectively, of the **Madison County Board of Education**, and that for and on behalf of the said Madison County Board of Education, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

LESSEE:

**First Baptist Church of Flora, Inc.
A Mississippi Non-Profit Corporation**

By: _____
_____, Chairman of Deacons

By: _____
_____, Vice Chairman of Deacons

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 _____, 2024, within my jurisdiction, the within named _____ who acknowledged to me that he is Chairman of the Deacons of **First Baptist Church of Flora, Inc., a Mississippi Non-Profit Corporation**, and that for and on behalf of the said First Baptist Church of Flora, Inc. and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

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 _____, 2024, within my jurisdiction, the within named _____ who acknowledged to me that he is Vice Chairman of the Deacons of **First Baptist Church of Flora, Inc., a Mississippi Non-Profit Corporation**, and that for and on behalf of the said First Baptist Church of Flora, Inc. and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Reviewed and approved by the Madison County Board of Supervisors, this the ____ day of _____, 2024.

_____, President

ATTEST:

Ronny Lott, 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 _____, 2024, within my jurisdiction, the within named _____, 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 so to do.

NOTARY PUBLIC

My Commission Expires:

[SEAL]

Amendments/2024/#436 Amendment to First Baptist Church of Flora