

To whom it may concern (Madison County Zoning),

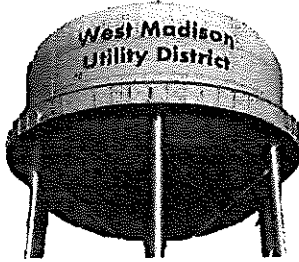
Levone Jordan's daughters, Laurise Curtis and Larquetta Jordan, assist their father with activities of daily living, such as preparing meals, which requires frequent travel to and from his home. This has created hardship for both daughters' families in order to provide for their father.

Please feel free to call our clinic with any questions.

Sincerely,



Santana L. Holloway, MD
UMMC Internal Medicine
LB Clinic 601-815-1078



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

Supervisor
Karl Banks, District 4
Commissioners
Larry Bennett, President
Joyce Monroe, Vice- President
Scott Colson, Treasurer
Carolyn Andrews, Board Member

WEST MADISON UTILITY BOARD OF COMMISSIONERS

December 12, 2024

To Whom It May Concern:

The below referenced property is capable of receiving water services from the West Madison Utility District. The existing water line size may have to be upgraded to accommodate the new connection. If applicable, the cost of the upgrade will be the responsibility of the owner and not West Madison Utility District.

Laurise Curtis
297 Pecan Street (approx.)
Flora, MS 39071

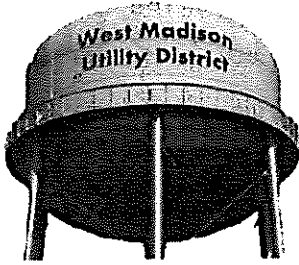
This property potentially may be connected to the sewer system as well, but may require a lift station. If a lift station is required, this cost will be the responsibility of the owner and not West Madison Utility District. Please do not hesitate to contact us should you have any questions.

Sincerely,

K.T. Norman

West Madison Utility District

"Keeping A Basic Necessity Flowing"



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WEST MADISON UTILITY BOARD OF COMMISSIONERS

December 12, 2024

To Whom It May Concern:

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Larquetta Jordan Ephrom
297 Pecan Street (approx.)
Flora, MS 39071

This property potentially may be connected to the sewer system as well, but may require a lift station. If a lift station is required, this cost will be the responsibility of the owner and not West Madison Utility District. Please do not hesitate to contact us should you have any questions.

Sincerely,

K.T. Newman
West Madison Utility District

"Keeping A Basic Necessity Flowing"

Prepared by:

Matthew R. Dowd (MS Bar #101928)
Wilbanks Dowd & Watson, PLLC
4835 B Main Street
Flora, Mississippi 39071
Telephone: (601) 952-3600
Fax: (601) 952-3601

Return to:

Matthew R. Dowd
Wilbanks Dowd & Watson, PLLC
P.O. Box 6
Flora, MS 39071
Telephone: (601) 952-3600
File #2025-8167

INDEXING INSTRUCTIONS: Lots 3 and 4, Block EE, Magnolia Heights Subdivision, Part 5, a subdivision of Madison County, Mississippi

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

First Baptist Church of Flora, Inc.
a Mississippi non-profit corporation
("Grantor")
P.O. Box 163
Flora, MS 39071
Telephone: (610) 879-8022

does hereby sell, convey, and quitclaim unto

Edwin LeCharles Ephrom and Larquetta Jordan Ephrom
("Grantees")
297 Pecan Street
Flora, MS 39071
Telephone: (769) 216-8472

as joint tenants with full rights of survivorship and not as tenants in common, the following described land lying and situated in Madison County, Mississippi being more particularly described as follows to-wit:


Lots 3 and 4, Block EE, Magnolia Heights Subdivision, Part 5, a subdivision of Madison County, Mississippi, according to a Map or Plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Cabinet A at Slide 142 thereof, reference to which is hereby made in aid of this description.

IT IS AGREED AND UNDERSTOOD that this instrument has been prepared at the request of the parties without the benefit of a title examination, and without any opinion or certification as to the status of title or the accuracy of the legal description.

Ad valorem taxes for 2025 shall be paid by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 31st day of January, 2025.

First Baptist Church of Flora, Inc.

By: 
Virgil Lee Sandifer, III, Chairman of the Deacons

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State on this the 31st day of January, 2025, within my jurisdiction, the within named **Virgil Lee Sandifer, III, Chairman of the Deacons of First Baptist Church of Flora, Inc.**, a Mississippi non-profit corporation, who acknowledged on behalf of said corporation that he signed, executed and delivered the above and foregoing Quitclaim Deed for the purposes mentioned on the day and year therein mentioned.




Notary Public

Prepared by:

Matthew R. Dowd (MS Bar #101928)
Wilbanks Dowd & Watson, PLLC
4835 B Main Street
Flora, Mississippi 39071
Telephone: (601) 952-3600
Fax: (601) 952-3601

Return to:

Matthew R. Dowd
Wilbanks Dowd & Watson, PLLC
P.O. Box 6
Flora, MS 39071
Telephone: (601) 952-3600
File #2025-8167

INDEXING INSTRUCTIONS: Lots 1 and 2, Block EE, Magnolia Heights Subdivision, Part 5, a subdivision of Madison County, Mississippi

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

First Baptist Church of Flora, Inc.
a Mississippi non-profit corporation
("Grantor")
P.O. Box 163
Flora, MS 39071
Telephone: (610) 879-8022

does hereby sell, convey, and quitclaim unto

Laurise Jordan Curtis
("Grantee")
297 Pecan Street
Flora, MS 39071
Telephone: (769) 216-8472

the following described land lying and situated in Madison County, Mississippi being more particularly described as follows to-wit:

Lots 1 and 2, Block EE, Magnolia Heights Subdivision, Part 5, a subdivision of Madison County, Mississippi, according to a Map or Plat thereof on file and of record in the office of the Chancery Clerk of Madison County, Mississippi, in Plat Cabinet A at Slide 142 thereof, reference to which is hereby made in aid of this description.

IT IS AGREED AND UNDERSTOOD that this instrument has been prepared at the request of the parties without the benefit of a title examination, and without any opinion or certification as to the status of title or the accuracy of the legal description.

Ad valorem taxes for 2025 shall be paid by Grantor.

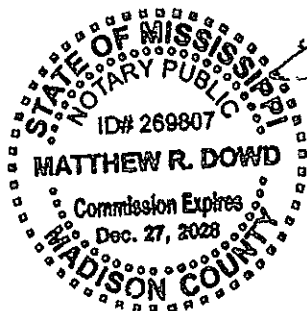
IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 31st day of January, 2025.

First Baptist Church of Flora, Inc.

By: Virgil Lee Sandifer, III
Virgil Lee Sandifer, III, Chairman of the Deacons

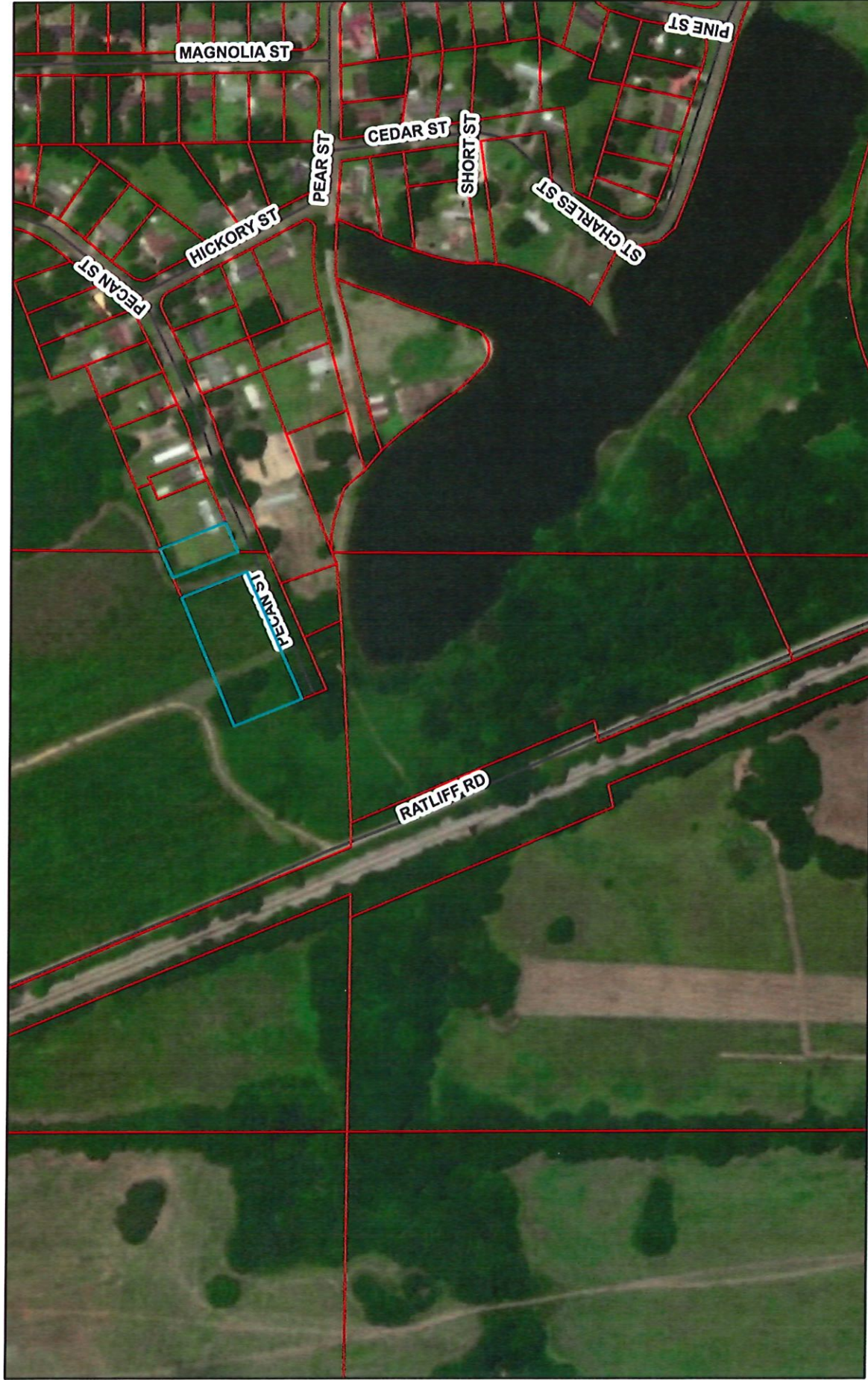
STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State on this the 31st day of January, 2025, within my jurisdiction, the within named Virgil Lee Sandifer, III, Chairman of the Deacons of First Baptist Church of Flora, Inc., a Mississippi non-profit corporation, who acknowledged on behalf of said corporation that he signed, executed and delivered the above and foregoing Quitclaim Deed for the purposes mentioned on the day and year therein mentioned.



[Signature]
Notary Public

Edit Title Here



2/11/2025, 7:53:30 AM

Parcels

Local Roads

1:4,514

0 0.03 0.07 0.1 0.13 mi

0 0.05 0.1 0.2 km

Maxar