



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

November 25, 2025

Carolyn and Lamiracle Tucker
103 Riley Williams Road
Canton, MS 39046

Re: *Tax Parcel No. 103F-13-006/14.00*

Dear Sir/Madame,

The property referenced above is zoned A-1 Agricultural District. The permitted uses listed in the Madison County Zoning Ordinance are Agricultural Use. An inspection made on the property referenced above inoperable and abandoned vehicles. 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 406.05 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.

The Madison County Zoning Ordinance, in **SECTION 814 – 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.” The Zoning Administrator (or his duly authorized representative) shall notify in writing any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a warning to correct the violation

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within ten (10) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within ten days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Sheriff's Department of Madison County is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **January 5, 2026**, at **9 A.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, Director
Planning and Zoning
scott.weeks@madison-co.com
601-826-9021 cell

LRMINQ01 TAXINQ

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Library MADISON COUNTY TAX 2026

TUCKER CAROLYN & LAMIRACLE

Parcel 103F-13 -006/14.00 PPIN 34234

103 RILEY WILLIAMS RD

Alt Parcel 1031

Exempt Code JD 0 Tax District 5 C

Subdivision 08115 ADDENDUM

SUNBURST

Neighborhood

Map

CANTON MS 39046 St Addr 103 RILEY WILLIAMS RD

Sect/Twn/Rng 13 10N 03E Blk HS#106359-24

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1 15000 112140 127140 12714

2

15000 112140 127140 12714

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 F-Fire O-Override Deed Bk 3951 Pg 140 Ext

Drainage Code Benefit Price Total Deed Date 11 25 2020 Type QCD

28 VALLEY VIEW 12714.00 F Current 2023 Yr Added 11 12 2001

L 15000 CNV

B 112140 Chged 2 19 2025

Levee Benefits X = Use1 1110 Use2 DSRJ

F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

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

BOOK 3951 PAGE 140 DOC 01 TY W
INST # 911660 MADISON COUNTY MS.
This instrument was filed for
record 11/25/20 at 3:41:55 PM
RONNY LOTT, C.C. BY: KAA D.C.

Return To:
CAROLYN TUCKER
549 BARFIELD STREET,
CANTON, MS 39046
(601) 859-3388

**STATE OF MISSISSIPPI
COUNTY OF MADISON**

QUITCLAIM DEED

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

**CHARLES MOORE (expressly reserving a life estate)
103 RILEY WILLIAMS ROAD
CANTON, MS 39046
(601) 859-3388**

Grantor, does hereby sell, convey and quitclaim unto

**CAROLYN TUCKER AND LAMIRACLE TUCKER
110-26^W 549 BARFIELD STREET,
CANTON, MS 39046
(601) 859-3388**

Grantees, as joint tenants with full rights of survivorship and not as tenants in common the following described real property lying and being situated in Madison County, Mississippi, to wit:

(See Exhibit "B" attached hereto)

INDEXING INSTRUCTIONS: 2.00 acre, located in SW1/4 of the NE1/4, Section 13, T10N, R3 E, Madison County, Mississippi

"Exhibit "A"

A parcel of land containing 2.00 Acres more or less, located in the SW 1/4 of the NE 1/4 of Section 13, Township 10 North, Range 3 East, Madison County, Mississippi and more particularly described as follows, to-wit:

Commencing at an iron bar at the SE corner of the NE1/4 of said Section 13 and

run thence North 1320.0 feet to a point;

run thence West 1704.6 feet to an iron bar in the base of a 30 inch Water Oak Tree;

run thence East 60.0 feet to a point;

run thence South 30.0 feet to an iron bar at the intersection of the East R/W of Stump Bridge Road and the South margin of Riley Williams Road and Point of Beginning;

thence run North 87 degrees 39 minutes East 95.8 feet along said margin to an iron bar found being the NW corner of the property as described in Deed Book 450 Page 770 as filed in the Office of the Chancery Clerk of said County;

thence run South 24 degrees 54 minutes 36 seconds East 545.39 feet to an iron bar;

thence run South 24 degrees 54 minutes 36 seconds East 69.61 feet to a point;

thence run South 55 degrees 52 minutes West 56.0 feet along a creek to a point;

thence run North 41 degrees 15 minutes West 61.0 feet to an iron bar;

thence run North 41 degrees 15 minutes West 480.0 feet to an iron bar;

thence run North 15 degrees 09 minutes East 185.0 feet along said East R/W to the Point of Beginning.

It is expressly agreed that **CHARLES MOORE** shall have, the full ownership, possession, use and benefit of the premises described herein above, for and during the term of his natural life. Upon the expiration of his natural life, the real property described herein, including ownership, benefit, use, rents, revenues, and profits shall revert in fee simple to **CAROLYN TUCKER** and **LAMIRICA TUCKER**, as joint tenants with full rights of survivorship and not as tenants in common.

TO HAVE AND TO HOLD unto the Grantee(s), their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- 3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.
- 4) Any other matters of record in the Madison County, Mississippi land records.

15th IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the
day of November, 2020.

Charles Moore
CHARLES MOORE

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally came and appeared before me, the undersigned authority in and for the County and State aforesaid, the within named **CHARLES MOORE**, who acknowledged to me that he executed the above and forgoing Quitclaim Deed on the day and year therein mentioned.

Witness my hand and seal, this 1 day of November, 2020.

Nickie Branch
NOTARY PUBLIC

My Commission expires: Oct. 28, 2022













Allegrezza

Pizzeria Company

Mississippi 39157

601-898-0354

MODISC

CARMAX
SALES











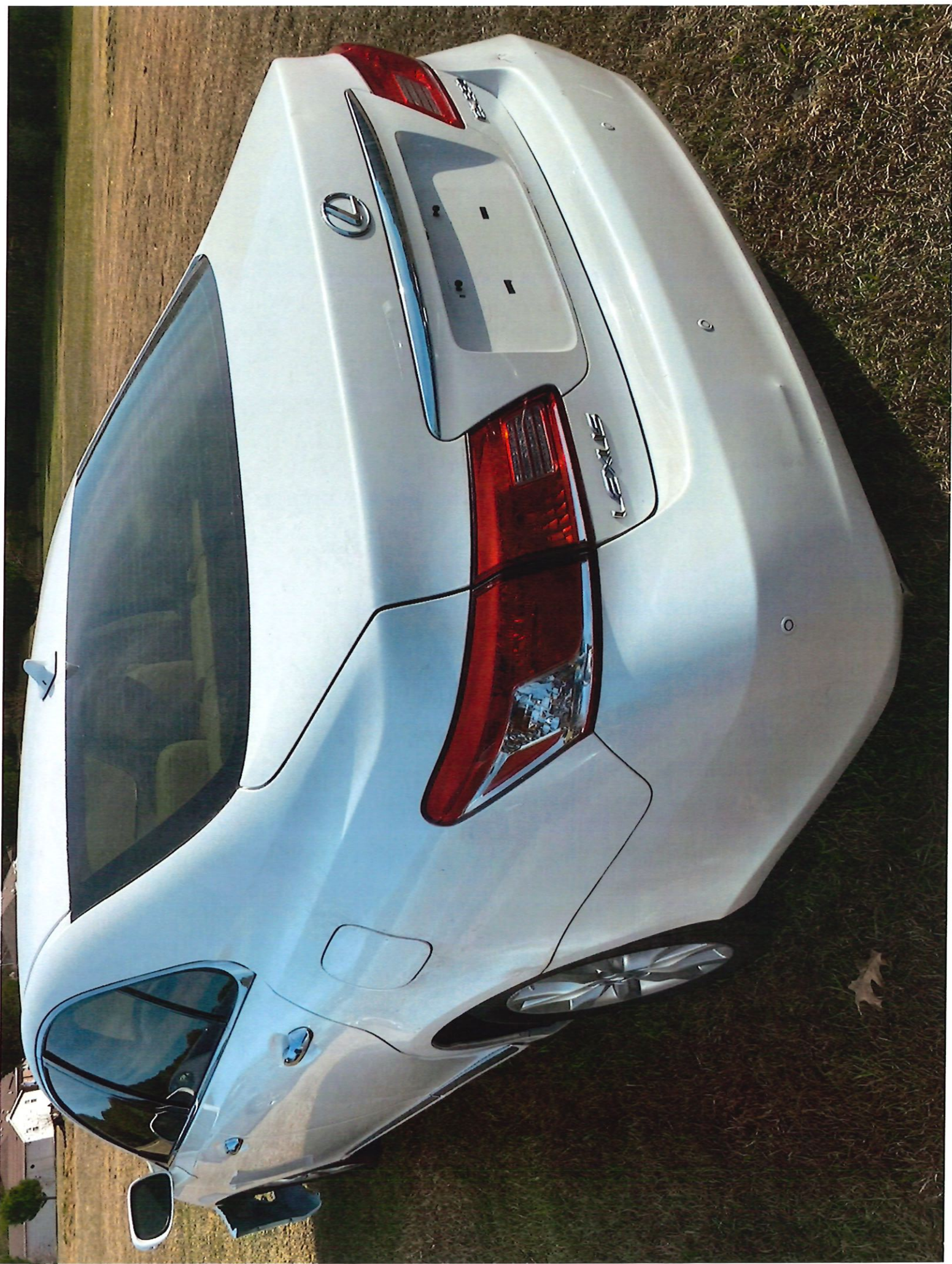






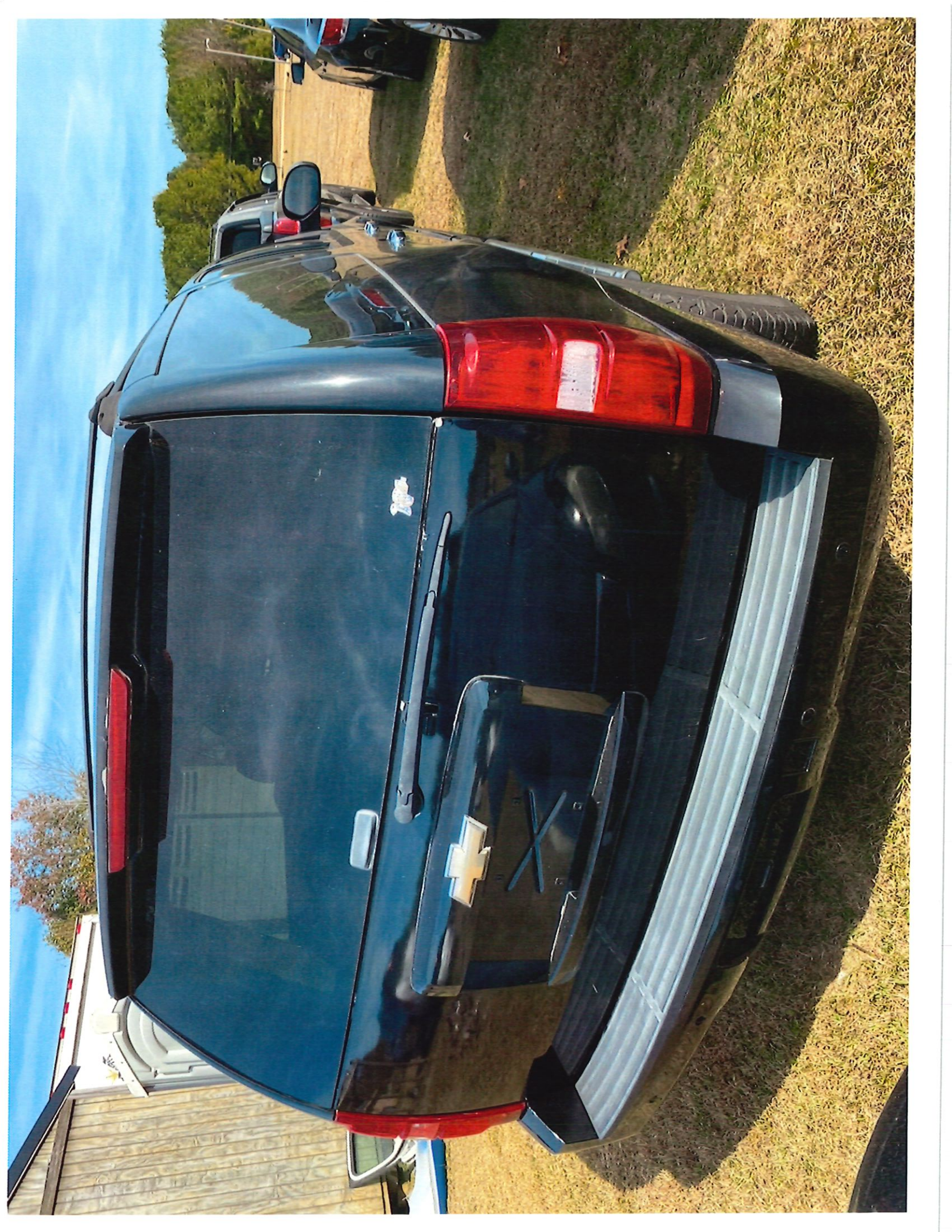




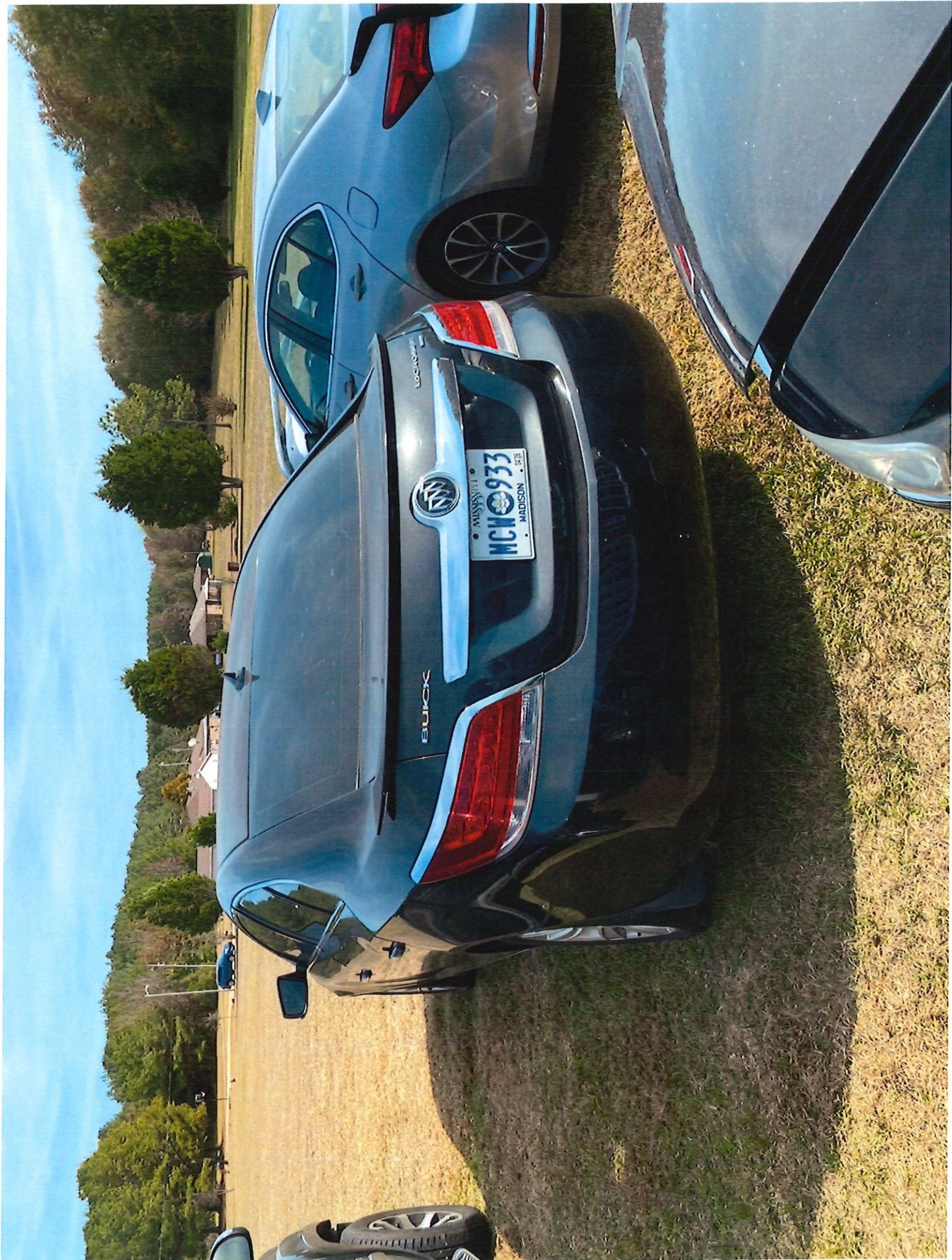
















Allegrezza

Piano Company

608A Highway 51 Ridgeland, Mississippi 39157

Phone 601-856-2524 or 1-800-898-0354

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