

MEMO

To: Madison County Board of Supervisors
From: Scott Weeks
Subject: Permit Refund
Date: July 14, 2026

On July 6, 2026, Madison County Planning and Zoning erroneously issued a Major Alteration permit for a residence located at 398 Green Acres Drive located within the City Limits of Canton. The contractor who purchased the permit for the owner is requesting a refund.

Sumrall Homes is requesting a refund of \$500.00 for the permit.

Sumrall Homes LLC
108 Palisades Blvd
Brandon, MS 39047

John Sumrall
(601)-862-7737

Good afternoon, Scott

A permit was issued on July 6, 2026, for a major alteration due to fire damage at 398 Green Acres Road, Canton, MS. The permit fee of \$500.00 was paid by check #6173. Supporting documentation, including the permit, warranty deed, and address verification, is attached. It has since been determined that this property is located within the municipal boundaries of the City of Canton, rather than unincorporated Madison County. Therefore, Madison County did not have jurisdiction to issue the permit.

Accordingly, I am requesting a full refund of the \$500.00 permit fee to the contractor:

Sumrall Homes LLC
108 Palisades Blvd.
Brandon, MS 39047
Owner: John Sumrall
Phone: (601) 862-7737

Please let me know if any additional information is needed.

Thank you,

Vickie

BUILDING PERMIT

032305

Madison County, Miss.

NO VERBAL PERMITS GIVEN ON ANYTHING

7/06/2026

This permit is issued subject to compliance with all ordinances and or building regulations of Madison County, Mississippi in force and effect at the time this permit is issued. All permits for construction which has not begun within six(6) months of the date of issuance, or for which work has been abandoned for a period of six(6) months are declared null and void.

Permission is hereby granted PENDLEY AMY OwnerSUMRALL HOMES LLC ContractorTo erect, repair or remodel MAJOR ALTERATION (FIRE DAMAGE)Location 398 GREEN ACRES RD City CANTON
side of street. Map No. 93

Lot _____ Blk _____ Subdivision _____

Zoning A1 Occupancy 5 Type of construction VIand Township 09N Range 3E Section 7 Parcel# 093C-07A-001/01.00Work will start IMMEDIATELY Building size NALand description 19A OFF S/E W1/2 NE1/4

ALL WORK TO COMPLY WITH MADISON COUNTY LAND ZONING AND BUILDING REQUIREMENTS

Forms 335/910 not Required

INCLUDES 3 INSPECTIONS AND FIRE DAMAGE ASSESSMENT:FRAMING, ELE AND FINALFlood insurance rate zone XFlood insurance rate map and panel no 28089C0245FFront set back NACorner lot N

CL fronting set back _____

Side set back NARear set back NAInspection fee 300.00 Pay method Check Check # _____Permit fee 200.00 Pay method Check Check # _____TOTAL 500.00 TOTAL VALUE OF ALL WORK 150,000.00Owner PENDLEY AMYMail address 398 GREEN ACRES RD
CANTON MS 39046Contractor SUMRALL HOMES LLCMail address 108 PALISADES BLVD
BRANDON MS 39047Building inspector JOHN NOBLE 601 859-3414 601 720-7999

The above permit is a receipt for money paid for permit fee when signed by a building inspector or his representative.

OWNER/BUILDER SHALL PROVIDE SANITARY FACILITIES AT JOB SITE.

FILE COPY

Madison County Board of Supervisors
Madison County, Mississippi
E-911 Administrative Office
1633 W. Peace Street
P.O. Box 608
Canton, MS 39046
(t): 601-859-6485 (f): 601-859-4743

Date: 07/06/2026

To: AMY PENDLEY

Re: Address for Parcel
093C-07A-001/01.01 (GPS: 32.640373 -90.028574)
Structure: H (HOUSES)
Subdivision:

Per your request, we have determined your new address to be:

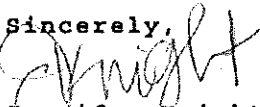
398 GREEN ACRES DR
CANTON, MS 39046

Please find enclosed the E-911 ordinance for the maintenance of the Madison County Emergency Response System. We ask for your cooperation in marking your residence or structure as stated per the ordinance. This is very important in emergency response.

Because an address is based on an access point of a structure, please note that for some unforeseen reason the access point that this address assigned from should change, it is very important that you contact our office with the new information.

If you have any additional questions or need further assistance with this matter, please contact our office.

Sincerely,


Jennifer Knight
Madison County E-911 Administration

cc: Postmaster (CANTON)
Madison Co. Sheriff Dept.
Madison Co. Tax Assessor
Madison Co. GIS Dept.
Madison Co. Road Dept.
Madison Co. ESN: 195

Prepared by:

Matthew R. Dowd (MS Bar #101928)
Mississippi Closing Services
PO Box 6
Flora, Mississippi 39071
Telephone: (601) 952-3600
Fax: (601) 952-3601

Return to:

Matthew R. Dowd
Mississippi Closing Services
PO Box 6
Flora, Mississippi 39071
File # 2026-9574

INDEXING INSTRUCTIONS: 7.305 acres located in the Northeast Quarter of Section 7, Township 9 North, Range 3 East, Madison County, Mississippi.

WARRANTY 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,

**Shane Saxton Properties, LLC,
a MS limited liability company**

("Grantor")

740 Highway 49, Suite N
Flora, MS 39071
Telephone: (601) 540-5040

does hereby sell, convey and warrant unto

Brandon Pendley and Amy Pendley

("Grantees")

398 Green Acres Drive
Canton, MS 39046
Telephone: (678) 617-8315

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:

See Exhibit "A" attached.

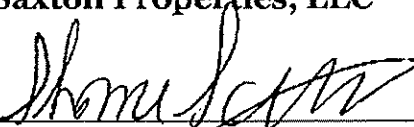
The warranty of this conveyance is subject to the following exceptions:

1. All prior oil, gas, sand, gravel, and mineral reservations, conveyances, or leases of record.
2. All recorded encumbrances, restrictive covenants, building restrictions, rights of way or easements applicable to the property described herein.
3. All matters as would be shown by an accurate survey or inspection of the subject property.
4. Ad valorem taxes for the year 2026 have been prorated on an estimated basis by the Grantor and the Grantee as of the date of this conveyance. If actual taxes differ from the estimate, the parties shall adjust the proration and the party owing taxes shall pay such amount to the other party.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 10th day of April, 2026.

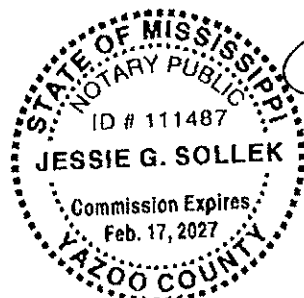
Shane Saxton Properties, LLC

By:

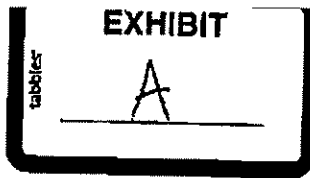

Shane Saxton, Member

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said County and State on this the 10th day of April, 2026 within my jurisdiction, the within named **Shane Saxton, Member of Shane Saxton Properties, LLC**, a MS limited liability company who acknowledged on behalf of said limited liability company that he signed, executed and delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned.




Notary Public



A tract or parcel of land containing 7.305 acres, lying and being situated in the Northeast Quarter of Section 7, Township 9 North, Range 3 East, Madison County, Mississippi

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83, Grid Values, U.S. Survey feet, using a scale factor of 0.99996004 and a grid to geodetic azimuth angle of 00 degrees 09 minutes 51 seconds developed at the below described POINT OF BEGINNING:

Commence at a found ½ inch rebar at the Southwest corner of the West half of the Northeast Quarter of Section 7, Township 9 North, Range 3 East, Madison County, Mississippi;

From said point run North 00 degrees 08 minutes 13 seconds West for a distance of 321.91 feet to a set ½ inch rebar (N:1142722.19, E:2390227.31) at the Northwest corner of a tract of land found at Deed Book 4651 Page 845, and the POINT OF BEGINNING:

Thence run North 00 degrees 09 minutes 21 seconds West for a distance of 768.82 feet to a found concrete monument at a fence corner (N:1143491.01, E:2390225.22);

Thence run North 89 degrees 35 minutes 46 seconds East for a distance of 340.97 feet to a set ½ inch rebar;

Thence run South 00 degrees 28 minutes 47 seconds East for a distance of 1,091.33 feet to a set ½ inch rebar on the North Right of Way of Green Acres Road;

Thence run South 89 degrees 43 minutes 34 seconds West, along said Right of Way, for a distance of 177.94 feet to a set ½ inch rebar;

Thence run North 02 degrees 42 minutes 58 seconds East, along a fence, for a distance of 322.81 feet to a found 3/8 inch rebar;

Thence run South 89 degrees 31 minutes 39 seconds West, along a fence, for a distance of 185.37 feet, back to the POINT OF BEGINNING.

The above description is based off plat of survey by Williams, Clark, and Morrison, Inc., dated April 01, 2026.

Williams, Clark, and Morrison, Inc.
Engineers and Surveyors
P.O. Box 567 | 213 South Main Street
Yazoo City, MS 39194
662-746-1863

