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PREPARED BY:

BOOK 2402 FACE - 578

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INDEXING INSTRUCTIONS: Part of Section 31, Township 8 North, Range 2 East, Madison County, Mississippi

585832

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 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership ("Grantor"), does hereby convey and warrant specially unto Madison County, Mississippi, a body politic ("Grantee"), the following described land and property located in Madison County, Mississippi, and more particularly described as follows:

Complete Legal Description is attached hereto as combined Exhibit A.

The Grantor further grants unto Grantee a 75-foot wide Temporary Construction Easement and a Variable-Width Temporary Construction Easement, more particularly described as follows:

Complete Legal Descriptions of Temporary Construction Easements are attached hereto as Combined Exhibit B.

The Grantor further grants unto Grantee a Permanent Drainage Easement, more particularly described as follows:

Complete Legal Description of Drainage Easement is attached hereto as Exhibit C.

The Temporary Construction Easements will terminate when the initial construction of Reunion Parkway from Bozeman Road to US Interstate 55, and the original construction of the interchange on US Interstate 55 as it relates to Reunion Parkway, have been completed.

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Grantor hereby reserves all oil, gas (including carbon dioxide), and other minerals 579 under the land conveyed hereby.

*

In the event that either construction of the proposed Reunion Parkway from Bozeman Road to US Interstate 55 or construction of the proposed interchange on US Interstate 55 as it relates to Reunion Parkway has not been commenced by the second (2nd) anniversary of this deed, and if commenced, construction thereof should be abandoned or should cease for more than one hundred eighty (180) days, then the title to the land conveyed by this deed will automatically revert to the Grantor and the Temporary Construction Easements granted hereby shall automatically terminate.

The above-described property constitutes no part of the homestead of Grantor or any other party.

The Grantor acknowledges the existence of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, and Sections 43-37-1, et seq., and Sections 43-39-1, et seq., of the Mississippi Code Annotated (1972), and acknowledges that Grantor is aware of its rights under said Act and laws, including, but not limited to:

- A. Notification of the Grantee's desire to obtain the property and receipt of a copy of the above named Act; and,
- B. The opportunity to receive an appraisal and to accompany the appraiser during the initial inspection; and,
- C. An opportunity to have the value of the property determined by a Court of competent jurisdiction and to be compensated therefore.

[Remainder of this page intentionally left blank.]

The Grantor does hereby waive all additional rights and privileges pursuant to Public Law 91-646, and under the "Real Property Acquisition Policies Law", plus any rights and privileges under the "Relocation Assistance Law" and Sections 43-37-1 et seq., and Sections 43-39-1 et seq., of the Mississippi Code Annotated (1972), and Grantor further acknowledges that the Grantee has complied with any and all laws and procedures set forth above.

WITNESS MY SIGNATURE, THIS THE DAY OF FEBRUARY, 2009.

Minnie J. Bozeman Family Limited Partnership

Patsy B. Skinner

General Partner

Charles Richard Skinner

General Partner

STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this <u>Jorday</u> of February, 2009, within my jurisdiction, the within named **Patsy B. Skinner**, who acknowledged that she is the General Partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, she executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the 10th day of FEBRUARY, 2009.

My Commission Expires

NOTARY PUBLIC

STATE OF MISSISSIPPI COUNTY OF MADISON

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this 10 day of February, 2009, within my jurisdiction, the within named Charles Richard Skinner, who acknowledged that he is the General Partner of the Minnie J. Bozeman Family Limited Partnership, a Mississippi limited partnership, and that for and on behalf of said limited partnership, and as its act and deed, he executed the above and foregoing instrument on the day and in the year therein mentioned, after first having been duly authorized by said limited partnership to do so.

WITNESS MY HAND AND OFFICIAL SEAL on this, the day of FEBRUARY, 2009.

My Commission Expires:

GRANTOR:

Minnie J. Bozeman Family Limited Partnership 45 Bozeman Paine Circle Madison, MS 39110 Phone: 601-856-7362

GRANTEE:

Madison County, MS P.O. Box 608 Canton, MS 39046 Phone: 601-855-5500

<u>DESCRIPTION - RIGHT-OF-WAY</u> EXHIBIT A

A parcel or tract of land containing 35.0743 acres (1,527,834.557 square feet), more or less, lying and being situated in the North 1/2 of Section 31, T8N-R2E, and the NW 1/4 of Section 32, T8N-R2E, Madison County, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Chancery Clerk of said Madison County at Canton, Mississippi and being more particularly described as follows:

COMMENCING at the NE corner of said Section 31, T8N-R2E, Madison County, Mississippi; run thence

West for a distance of 763.99 feet; thence

South for a distance of 1165.33 feet to the **POINT OF BEGINNING** of the herein described property; thence

921.08 feet along the arc of a 1700.00 foot radius curve to the left, said arc having a 909.86 foot chord which bears South 85 degrees 54 minutes 27 seconds West; thence South 70 degrees 23 minutes 08 seconds West for a distance of 870.14 feet; thence 513.50 feet along the arc of a 1500.00 foot radius curve to the right, said arc having a 511.00 foot chord which bears South 80 degrees 11 minutes 34 seconds West; thence

North for a distance of 10.00 feet; thence

West for a distance of 690.22 feet; thence

South for a distance of 10.00 feet; thence

West for a distance of 1025.00 feet; thence

North 43 degrees 57 minutes 42 seconds West for a distance of 138.93 feet; thence 152.68 feet along the arc of a 50636.75 foot radius curve to the left, said arc having a 152.68 foot chord which bears North 00 degrees 04 minutes 09 seconds West; thence North 89 degrees 44 minutes 51 seconds West for a distance of 30.00 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in February, 2009; thence

Along said Easterly Right-of-Way of said Bozeman Road to points at each of the following calls;

248.48 feet along the arc of a 50606.75 foot radius curve to the right, said arc having a 248.48 foot chord which bears South 00 degrees 00 minutes 55 seconds East; thence South 44 degrees 50 minutes 40 seconds East for a distance of 20.86 feet; thence South 00 degrees 04 minutes 28 seconds West for a distance of 213.76 feet; thence South 48 degrees 05 minutes 51 seconds West for a distance of 20.65 feet; thence South 00 degrees 15 minutes 09 seconds West for a distance of 527.24 feet; thence

Leaving said Easterly Right-of-Way of said Bozeman Road, run to points at each of the following calls;

South 89 degrees 44 minutes 51 seconds East for a distance of 30.00 feet; thence North 00 degrees 15 minutes 09 seconds East for a distance of 505.39 feet; thence North 38 degrees 25 minutes 32 seconds East for a distance of 76.59 feet; thence East for a distance of 1765.22 feet; thence

581.97 feet along the arc of a 1700.00 foot radius curve to the left, said arc having a 579.13 foot chord which bears North 80 degrees 11 minutes 34 seconds East; thence
North 70 degrees 23 minutes 08 seconds East for a distance of 870.14 feet; thence
812.72 feet along the arc of a 1500.00 foot radius curve to the right, said arc having a 802.81 foot chord which bears North 85 degrees 54 minutes 27 seconds East; thence
South 11 degrees 25 minutes 45 seconds West for a distance of 30.00 feet; thence
470.14 feet along the arc of a 1470.00 foot radius curve to the right, said arc having a 468.14 foot chord which bears South 69 degrees 24 minutes 31 seconds East; thence
South 60 degrees 14 minutes 47 seconds East for a distance of 181.96 feet; thence
South 20 degrees 39 minutes 35 seconds East for a distance of 167.07 feet; thence
South 22 degrees 36 minutes 14 seconds West for a distance of 1387.82 feet to the Westerly
Right-of Way of Interstate No. 55, as shown on R.O.W. map for Federal Aid Project 1-0912(16), Madison County, between Madison-Hinds County Line & Gluckstadt, R.O.W. Acct. No.
1-1G-091-2(16); theoce

Along said Westerly Right-of-Way of said Interstate No. 55 to points at each of the following calls;

North 31 degrees 32 minutes 29 seconds East for a distance of 2093.16 feet to Station 404+70.52 West Lane; thence

862.18 feet along the arc of a 15,518.13 radius curve to the left, said arc having a 862.07 foot chord which bears North 29 degrees 56 minutes 59 seconds East to Station 413+38.70 West Lane; thence

North 28 degrees 21 minutes 29 seconds East for a distance of 34.31 feet to Station 413+73.01 West Lane; thence

455.05 feet along the arc of a 15,734.13 foot radius curve to the right, said arc having a 455.04 foot chord which bears North 29 degrees 11 minutes 12 seconds East; thence

Leaving said Westerly Right-of-Way of said Interstate No. 55, run South 37 degrees 45 minutes 09 seconds West for a distance of 1582.13 feet; thence
South 77 degrees 00 minutes 43 seconds West for a distance of 196.40 feet; thence
North 60 degrees 14 minutes 47 seconds West for a distance of 181.96 feet; thence
553.29 feet along the arc of a 1730.00 foot radius curve to the left, said arc having a 550.94 foot chord which bears North 69 degrees 24 minutes 31 seconds West; thence
South 11 degrees 25 minutes 45 seconds West for a distance of 30.00 feet to the POINT OF
BEGINNING of the above described parcel or tract of land.

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT EXHIBIT B

A parcel or tract of land containing 1.033 acres (45,000 square feet), more or less, lying and being situated in the North 1/2 of Section 31, T8N-R2E, Madison County, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Chancery Clerk of said Madison County at Canton, Mississippi and being more particularly described as follows:

COMMENCING at the NE corner of said Section 31, T8N-R2E, Madison County, Mississippi; run thence

West for a distance of 763.99 feet; thence

South for a distance of 1165.33 feet; thence

921.08 feet along the arc of a 1700.00 foot radius curve to the left, said arc having a 909.86 foot chord which bears South 85 degrees 54 minutes 27 seconds West; thence

South 70 degrees 23 minutes 08 seconds West for a distance of 870.14 feet; thence

513.50 feet along the arc of a 1500.00 foot radius curve to the right, said arc having a 511.00 foot chord which bears South 80 degrees 11 minutes 34 seconds West; thence

North for a distance of 10.00 feet; thence

West for a distance of 690.22 feet; thence

South for a distance of 10.00 feet; thence

West for a distance of 1025.00 feet; thence

North 43 degrees 57 minutes 42 seconds West for a distance of 138.93 feet; thence 152.68 feet along the arc of a 50636.75 foot radius curve to the left, said arc having a 152.68 foot chord which bears North 00 degrees 04 minutes 09 seconds West; thence North 89 degrees 44 minutes 51 seconds West for a distance of 30.00 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in February, 2009; thence

Along said Easterly Right-of-Way of said Bozeman Road to points at each of the following calls;

248.48 feet along the arc of a 50606.75 foot radius curve to the right, said arc having a 248.48 foot chord which bears South 00 degrees 00 minutes 55 seconds East; thence South 44 degrees 50 minutes 40 seconds East for a distance of 20.86 feet; thence South 00 degrees 04 minutes 28 seconds West for a distance of 213.76 feet; thence South 48 degrees 05 minutes 51 seconds West for a distance of 20.65 feet; thence South 00 degrees 15 minutes 09 seconds West for a distance of 527.24 feet; thence

Leaving said Easterly Right-of-Way of said Bozeman Road, run to points at each of the following calls;

South 89 degrees 44 minutes 51 seconds East for a distance of 30.00 feet; thence North 00 degrees 15 minutes 09 seconds East for a distance of 505.39 feet; thence North 38 degrees 25 minutes 32 seconds East for a distance of 76.59 feet; thence East for a distance of 700.00 feet to the POINT OF BEGINNING of the herein described temporary construction easement; thence Continue East for a distance of 600.00 feet; thence

South for a distance of 75.00 feet; thence
West for a distance of 600.00 feet; thence
North for a distance of 75.00 feet to the POINT OF BEGINNING of the above described temporary construction easement.

<u>DESCRIPTION – DRAINAGE EASEMENT</u> EXHIBIT C

A parcel or tract of land containing 8.004 acres (348,677.140 square feet), more or less, lying and being situated in the North 1/2 of Section 31, T8N-R2E, Madison County, being a part of the Minnie J. Bozeman Family Limited Partnership property as described in Deed Book 349 at Page 65 of the Records of the Chancery Clerk of said Madison County at Canton, Mississippi and being more particularly described as follows:

COMMENCING at the NE corner of said Section 31, T8N-R2E, Madison County, Mississippi; run thence

West for a distance of 763.99 feet; thence

South for a distance of 1165.33 feet; thence

921.08 feet along the arc of a 1700.00 foot radius curve to the left, said arc having a 909.86 foot chord which bears South 85 degrees 54 minutes 27 seconds West; thence

South 70 degrees 23 minutes 08 seconds West for a distance of 870.14 feet; thence

513.50 feet along the arc of a 1500.00 foot radius curve to the right, said arc having a 511.00 foot chord which bears South 80 degrees 11 minutes 34 seconds West; thence

North for a distance of 10.00 feet; thence

West for a distance of 690.22 feet; thence

South for a distance of 10.00 feet; thence

West for a distance of 1025.00 feet; thence

North 43 degrees 57 minutes 42 seconds West for a distance of 138.93 feet; thence 152.68 feet along the arc of a 50636.75 foot radius curve to the left, said arc having a 152.68 foot chord which bears North 00 degrees 04 minutes 09 seconds West; thence North 89 degrees 44 minutes 51 seconds West for a distance of 30.00 feet to the Easterly Right-of-Way of Bozeman Road, as it existed in February, 2009; thence

Along said Easterly Right-of-Way of said Bozeman Road to points at each of the following calls;

248.48 feet along the arc of a 50606.75 foot radius curve to the right, said arc having a 248.48 foot chord which bears South 00 degrees 00 minutes 55 seconds East; thence South 44 degrees 50 minutes 40 seconds East for a distance of 20.86 feet; thence South 00 degrees 04 minutes 28 seconds West for a distance of 213.76 feet; thence South 48 degrees 05 minutes 51 seconds West for a distance of 20.65 feet; thence South 00 degrees 15 minutes 09 seconds West for a distance of 527.24 feet; thence

Leaving said Easterly Right-of-Way of said Bozeman Road, run to points at each of the following calls;

South 89 degrees 44 minutes 51 seconds East for a distance of 30.00 feet; thence North 00 degrees 15 minutes 09 seconds East for a distance of 505.39 feet; thence North 38 degrees 25 minutes 32 seconds East for a distance of 76.59 feet; thence East for a distance of 700.00 feet; thence Continue East for a distance of 600.00 feet; thence

Continue East for a distance of 286.72 feet to the POINT OF BEGINNING of the herein described drainage easement; thence Continue East for a distance of 178.50; thence 90.08 feet along the arc of a 1700.00 foot radius curve to the left, said arc having a 90.07 foot chord which bears North 88 degrees 28 minutes 55 seconds East, thence South 23 degrees 59 minutes 58 seconds East for a distance of 64.27 feet; thence South 54 degrees 33 minutes 20 seconds East for a distance of 72.63 feet; thence 101.68 feet along the arc of a 362.50 foot radius curve to the right, said arc having a 101.35 foot chord which bears South 46 degrees 31 minutes 12 seconds East; thence South 38 degrees 29 minutes 04 seconds East for a distance of 442.42 feet; thence 76.91 feet along the arc of a 362.50 foot radius curve to the right, said arc having a 76.76 foot chord which bears South 32 degrees 24 minutes 23 seconds East; thence South 26 degrees 19 minutes 42 seconds East for a distance of 788.39 feet; thence 53.13 feet along the arc of a 237.50 foot radius curve to the left, said arc having a 53.02 foot chord which bears South 32 degrees 44 minutes 15 seconds East; thence South 39 degrees 08 minutes 47 seconds East for a distance of 490.26 feet; thence 60.22 feet along the arc of a 87.50 foot radius curve to the left, said arc having a 59.04 foot chord which bears South 58 degrees 51 minutes 45 seconds East: thence South 78 degrees 34 minutes 44 seconds East for a distance of 128.71 feet; thence 103.94 feet along the arc of a 362.50 foot radius curve to the right, said arc having a 103.58 foot chord which bears South 70 degrees 21 minutes 54 seconds East; thence South 62 degrees 09 minutes 04 seconds East for a distance of 189.33 feet; thence 119.44 feet along the arc of a 132.50 foot radius curve to the right, said arc having a 115.43 foot chord which bears South 36 degrees 19 minutes 39 seconds East; thence South 10 degrees 30 minutes 15 seconds East for a distance of 12.72 feet; thence South 79 degrees 29 minutes 45 seconds West for a distance of 125.00 feet; thence North 10 degrees 30 minutes 15 seconds West for a distance of 12.72 feet; thence 6.76 feet along the arc of a 7.50 foot radius curve to the left, said arc having a 6.53 foot chord which bears North 36 degrees 19 minutes 39 seconds West; thence North 62 degrees 09 minutes 04 seconds West for a distance of 189.33 feet; thence 68.10 feet along the arc of a 237.50 foot radius curve to the left, said arc having a 67.86 foot chord which bears North 70 degrees 21 minutes 54 seconds West; thence North 78 degrees 34 minutes 44 seconds West for a distance of 128.71 feet; thence 146.25 feet along the arc of a 212.50 foot radius curve to the right, said arc having a 143.38 foot chord which bears North 58 degrees 51 minutes 45 seconds West; thence North 39 degrees 08 minutes 47 seconds West for a distance of 490.26 feet; thence 81.10 feet along the arc of a 362.50 foot radius curve to the right, said arc having a 80.93 foot chord which bears North 32 degrees 44 minutes 15 seconds West; thence North 26 degrees 19 minutes 42 seconds West for a distance of 788.39 feet; thence 50.39 feet along the arc of a 237.50 foot radius curve to the left, said arc having a 50.29 foot chord which bears North 32 degrees 24 minutes 23 seconds West; thence North 38 degrees 29 minutes 04 seconds West for a distance of 442.42 feet; thence 66.62 feet along the arc of a 237.50 foot radius curve to the left, said arc having a 66.40 foot chord which bears North 46 degrees 31 minutes 12 seconds West; thence North 54 degrees 33 minutes 20 seconds West for a distance of 345.37 feet to the POINT OF BEGINNING of the above described drainage easement.

