

My name is Landon Beard. I am intending to open an auto collision repair center with my partner, Steven McIntosh, at 333 Distribution Drive in Gluckstadt. The name of the business is Allied Auto Body, inc. The property is situated between Gulf Equipment Corp and M&M demolition on Distribution Drive. The building is a 10,000 sq/ft metal building that will continue to exist as such. We are planning to brick the front (west) and side(north) of the building and add double glass entry doors to the front side. Currently, there is chain link fencing with a gate separating the west side of the building from Distribution Drive. We are proposing to remove the existing fence and having a new privacy gate installed about 30ft behind (east) of where the current chain link gate is. The privacy gate will be a new chain link gate with vinyl privacy slats running vertically from end to end of the new gate. Gulf Equipment Corp, who are our neighbors to the north, have the same style of privacy screening around their building. We will also install a privacy fence in the same style on the east and south side of the building. We will not have any outdoor work area, and are not planning on having any outdoor storage of vehicles. If, however, work flow necessitates outdoor storage, these fences will provide complete concealment of any vehicles on our property from any road or neighboring property. Our trash dumpster will also be placed within the gated area of the property, assuring it of total concealment as well. The property will be greatly improved and value increased by the changes we are making, and the area itself will benefit from the improvements. I have included photographs showing all elevations of our building, neighboring buildings and their signage, examples of their fencing and our proposed screening, and mock ups of our signage and graphics. In conclusion, the totality of our project will include a new brick fascia, new privacy fencing surrounding the property and a small office, reception area buildout inside the building.

WARRANTY DEED

579982

STATE OF MISSISSIPPI
COUNTY OF MADISON

FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable considerations the receipt and sufficiency of all of which is hereby expressly acknowledged, the undersigned JBE, LLC, a Mississippi Limited Liability Company, ("Grantor") does hereby sell, convey and warrant unto Brynndale, LLC, ("Grantee"), the following described property located in Madison County, Mississippi to-wit:

Being situated in the E ½ of the E ½ of Section 29, T8N, R2E, Madison County, Mississippi, and being more particularly described as follows:

Commence at the intersection of the Eastern boundary of aforesaid Section 29, T8N, R2E, with the Southern R.O.W. line of Gluckstadt Road, as it is now (March, 1988) in use and run S 0 degrees 22 minutes 30 seconds East, along the Eastern boundary of said Section 29, 1045.00 feet to an iron bar marking the NE corner of and the Point of Beginning for the property herein described;

- continue thence S 0 degrees 22 minutes 30 seconds East, along the Eastern boundary of said Section 29, 151.97 feet;

- run thence S 89 degrees 58 minutes 04 seconds West, 620.38 feet to the centerline of a paved road;

- run thence N 38 degrees 08 minutes 30 seconds East, along the centerline of said road, 14.82 feet to the beginning of a curve;

- run thence Northeasterly, counterclockwise, along the arc of said curve, 157.66 feet; said curve having the following characteristics: central angle of 23 degrees 43 minutes 02 seconds, radius of 380.87 feet and chord bearing and distance of N 26 degrees 16 minutes 58 seconds East, 156.53 feet;

- run thence N 89 degrees 58 minutes 00 seconds East, 540.91 feet to the Point of Beginning, containing 2.00 acres, more or less.

Excepted from the warranty hereof are all building restrictions; restrictive covenants, easements, rights of way, zoning ordinances, and mineral reservations and mineral conveyances of

record affecting the described land and property.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agrees to pay to the Grantees or their assigns, any deficit on an actual proration and likewise, the Grantees agree to pay to the Grantor or its assigns any amount overpaid by them.

WITNESS MY SIGNATURE this the 5th day of December, 2008.

JBE, LLC
A Mississippi Limited Liability Company

By: James E. Sabins, Jr.
James E. Sabins, Jr., Member

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 5th day of December, 2008, within my jurisdiction, the within named James E. Sabins, Jr. who acknowledged that he is a Member of JBE, LLC, a Mississippi limited liability company and that for and on behalf of the said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN under my hand and official seal of office on this the 5th day of December, 2008.

Sally Ott
NOTARY PUBLIC

My Commission Expires: 9-22-09



BOOK 2374 PAGE 0010

GRANTOR: JBE, LLC
152 Oak Hill Drive
Florence, MS 39073
(601) 591-0170

GRANTEE: Dale McGuffy
1069 Cedar Hill Road
Madison, MS 39110
(601)

Index: E/2 of the E/2, Section 29, T8N-R2E, Madison County, MS

Prepared By:

Akers & Bobo, PLLC
20 Eastgate Drive, Suite D
P. O. Box 280
Brandon, MS 39043
Telephone: (601) 825-4566
Facsimile: (601) 825-4588

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MADISON COUNTY MS This instrument was
filed for record Dec. 8, 2008 at 2:02 P.M.

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ARTHUR JOHNSTON, C. C.

BY: Ar D.C.



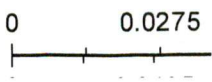


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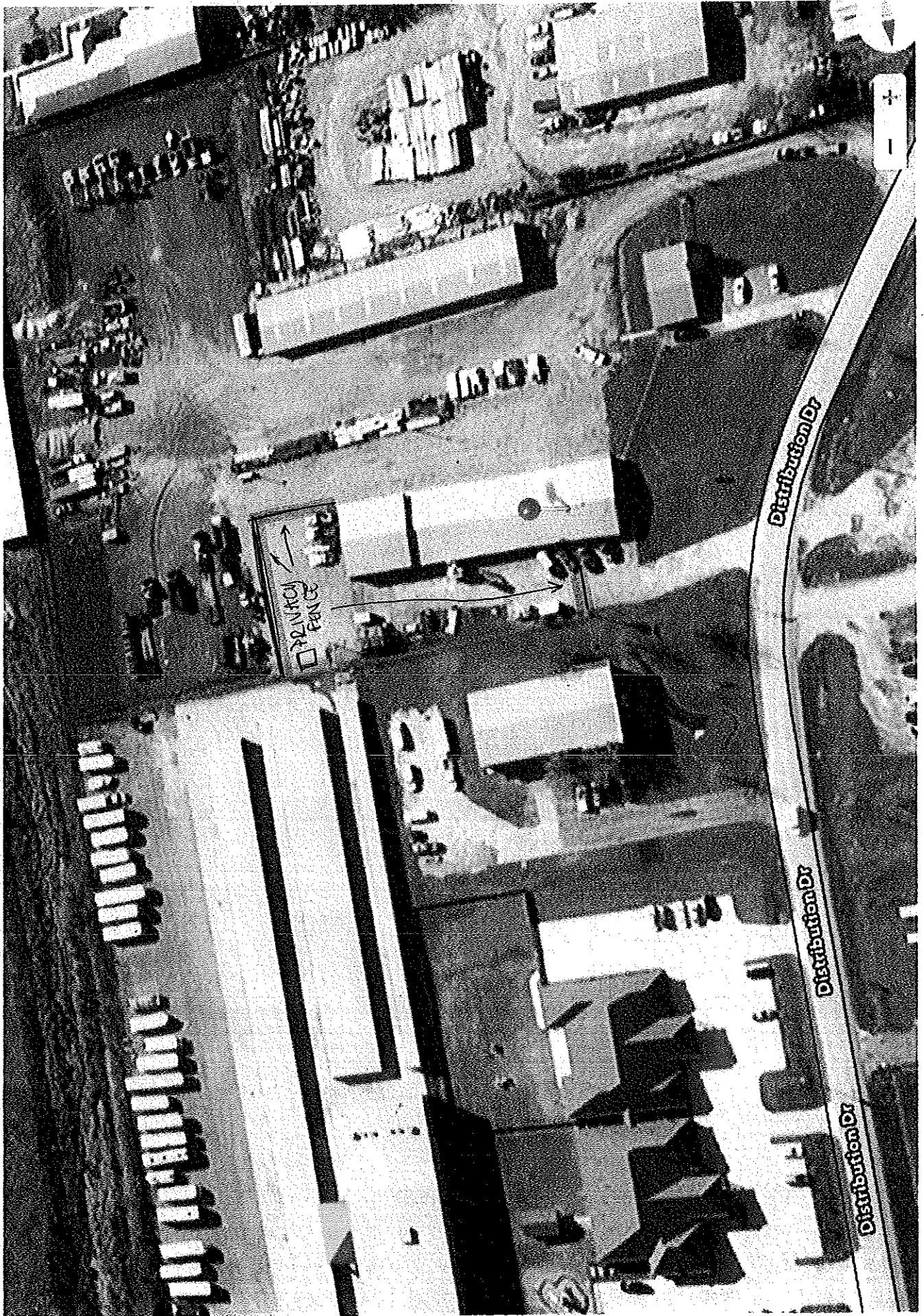
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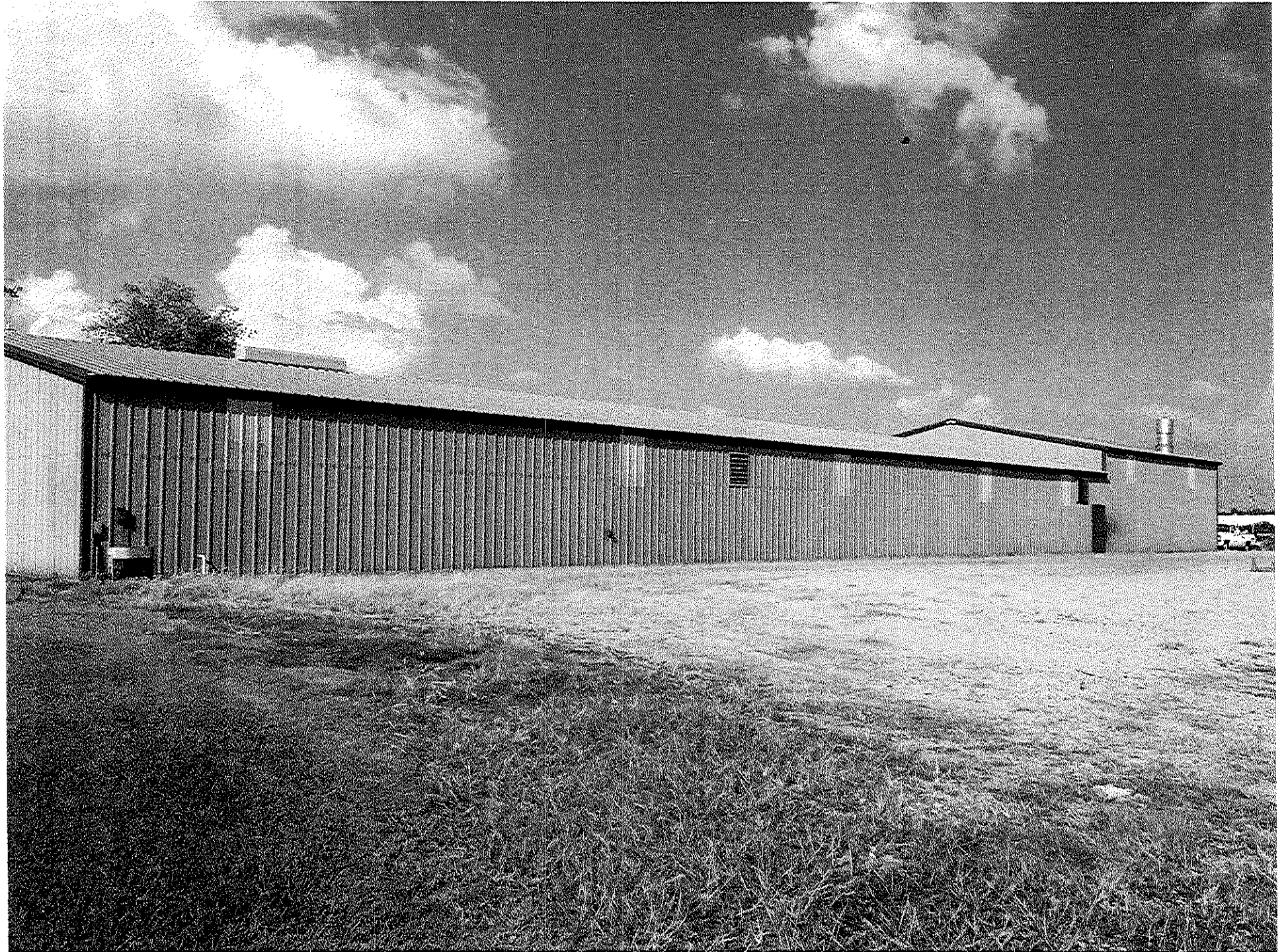


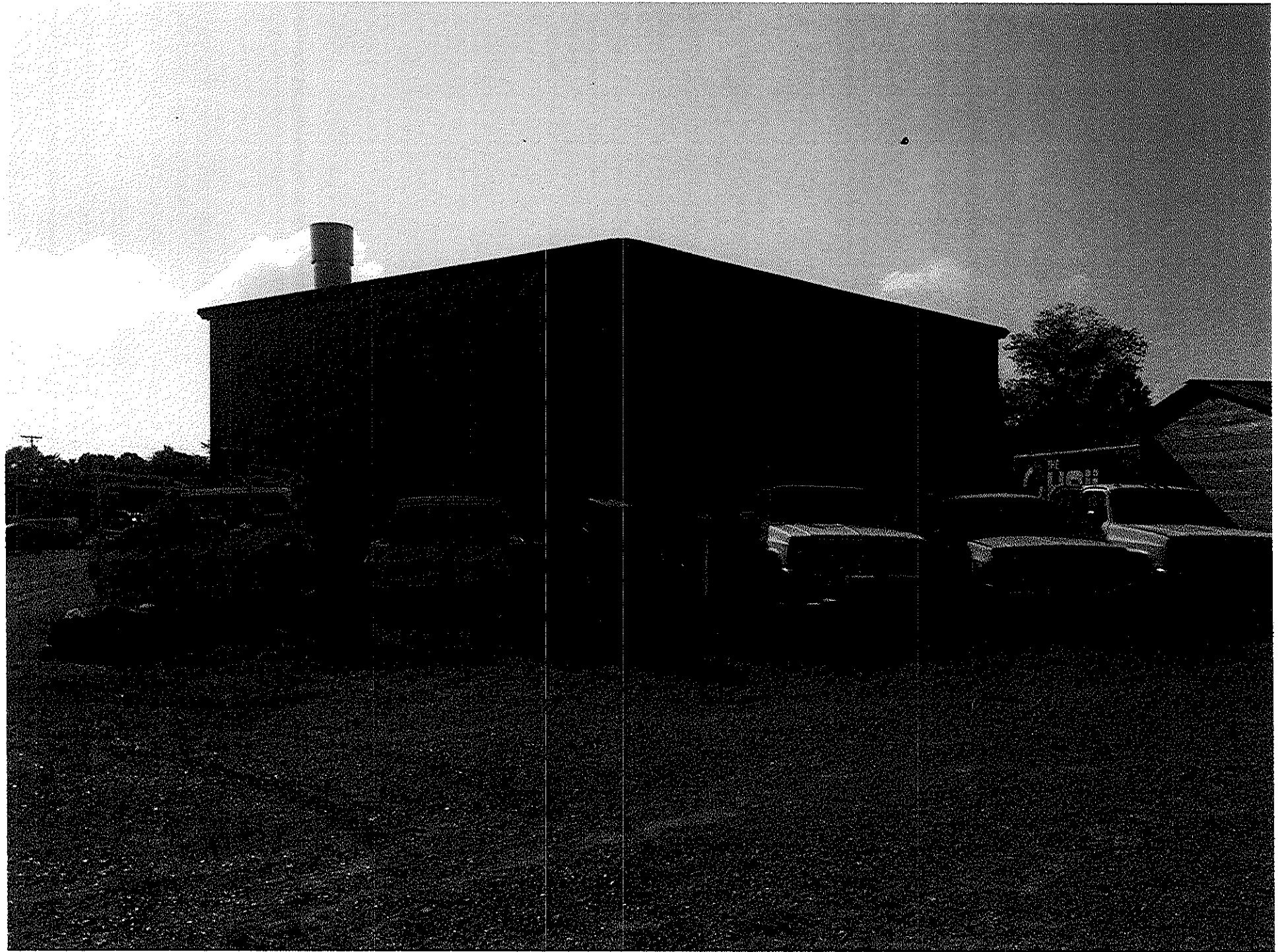
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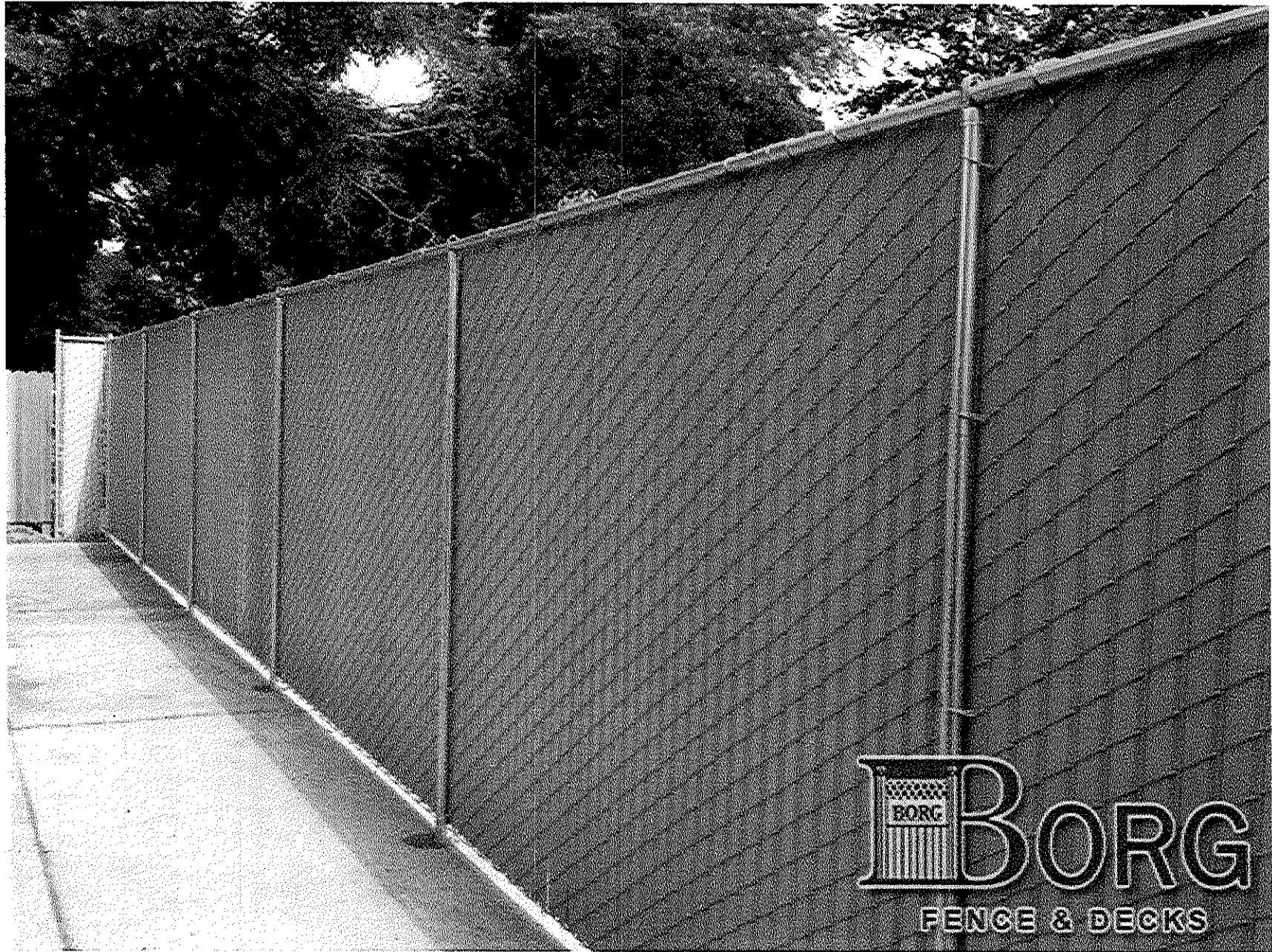




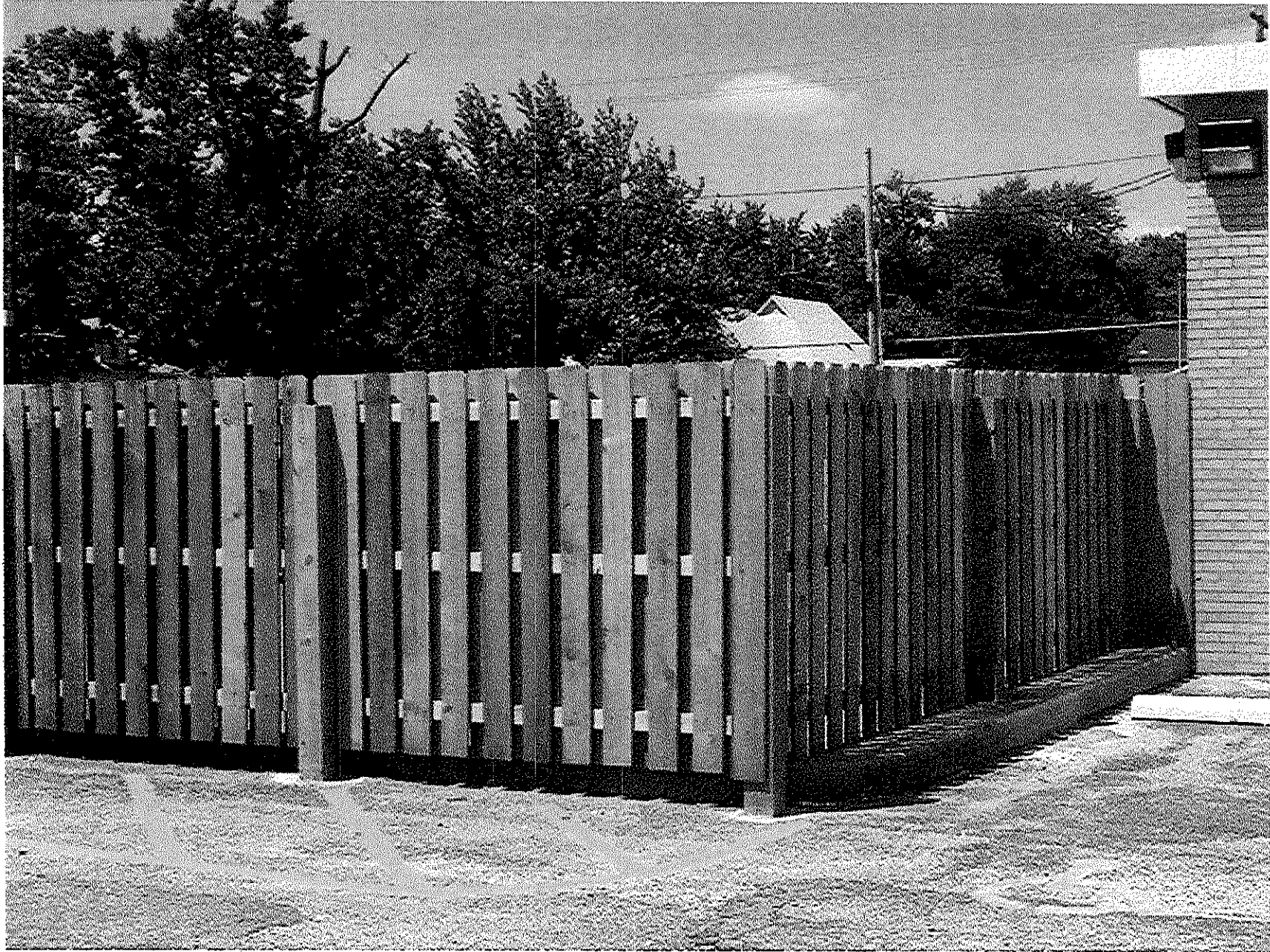


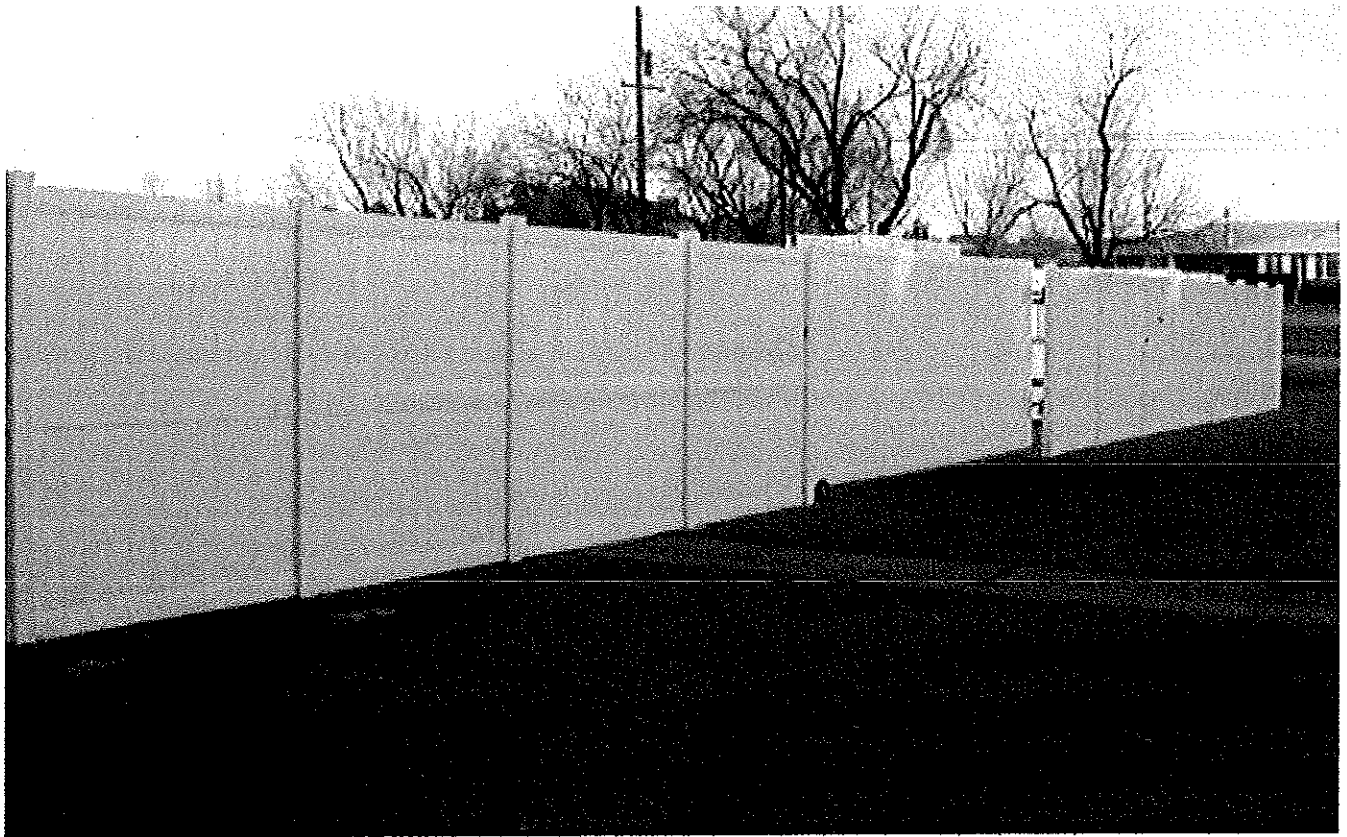






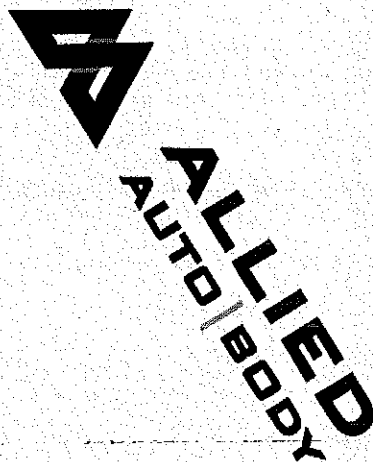
 **BORG**
FENCE & DECKS





Do you have comments or suggestions? Visit Sojern on the web at www.sojern.com/feedback

VERSION 3



LANDON BEARD

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OTTEG SM 39110

