

Scott Weeks

From: John Wood <halloween@bellsouth.net>
Sent: Wednesday, July 01, 2015 12:22 PM
To: Scott Weeks
Subject: permit request

To whom it may concern; My name is John Wood and I am the owner and operator the Business and property located at 238 Weisenberger Road.
I am also the owner and Operator of several fireworks tents in the area operating under the name of Celebration Fireworks. I am requesting a permit to operate a fireworks tent at the above listed address. For further information please contact; John Wood, 601-259-0487 or 601-939-3393

P. Nelson
117-12th

BOOK 3164 PAGE 906 DOC 01 TY W
INST # 750299 MADISON COUNTY MS.
This instrument was filed for
record 1/20/15 at 10:35:47 AM
RONNY LOTT, C.C. BY: KAA D.C.

PREPARED BY AND RETURN TO:

Kenneth D. Farmer (MS Bar #: 102793)
Young Wells Williams P.A.
Post Office Box 6005
Ridgeland, Mississippi 39158-6005
voice: 601-948-6100

INDEXING INSTRUCTIONS:

SW 1/4 of NW 1/4 of S27, T8N, R2E,
Madison County, Mississippi

WARRANTY DEED

THIS WARRANTY DEED is made this date by **TERRY WAYNE SLEDGE**, having a mailing address and telephone number of P.O. Box 1694, Madison, MS 39130, (601) 601-941-5692 ("**Grantor**") in favor of **JSW ENTERPRISES, INC.**, a Mississippi corporation, having a mailing address and telephone number of 238 Weisenberger Road, Madison, MS 39110, (601) 259-0837 ("**Grantee**").

Grantor, for and in consideration of the sum of **TEN DOLLARS AND NO/100 (\$10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby **GRANT, BARGAIN, SELL, CONVEY AND WARRANT** to said Grantee, and Grantee's heirs and assigns forever, all that certain land (the "**Property**"), situated, lying and being in **Madison County, Mississippi**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES THE SAME AS IF HERE FULLY COPIED IN WORDS AND NUMBERS.

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee, that **SUBJECT TO** and except for (a) ad valorem real property taxes and assessments for the current and subsequent years; (b) all zoning, environmental and other building and other regulations, laws, ordinances, orders, rules, permits, restrictions, codes and requirements of any governmental authorities, federal, state, county, local or otherwise; (c) all covenants, conditions, restrictions, reservations (including prior oil, gas,

mineral and royalty reservations), severances, easements, rights of way, leases and/or any other encumbrance or limitation of record, if any; and (d) any encroachments, easements, rights-of-way, cemeteries or other matters that would be disclosed by an accurate and complete survey of the Property (the "Permitted Exceptions"), the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that except for the Permitted Exceptions, the Property is free from all encumbrances made by Grantor, and Grantor will WARRANT AND FOREVER DEFEND the same against the lawful claims and demands of all persons and entities.

Grantor hereby severs and retains for himself and his successors or assigns, all oil, gas and other minerals or rights therein or thereto of every kind or character, lying in or under the herein conveyed property which are owned by Grantor as of the date of this conveyance, excluding however any surface rights to explore for, extract or mine any such minerals.

Grantee hereby acknowledges that Grantee has had sufficient time and opportunity to inspect the herein conveyed property or to has the same inspected by third parties on Grantees behalf, and Grantee hereby accepts the herein conveyed property, together with all improvements therein or thereon with all faults and defects if any there be, in their present AS-IS condition without any representation or warranty by Grantor as to the condition thereof or as to the suitability thereof for any particular use of purpose.

Current ad valorem taxes on the Property having been prorated as of the date of this conveyance, and Grantee hereby assumes payment of all ad valorem real property taxes and assessments on the Property for the current year and subsequent years.

The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.


IN WITNESS WHEREOF, Grantor has signed and delivered this Warranty Deed on this the 15th day of January, 2015.


TERRY WAYNE SLEDGE

STATE OF MISSISSIPPI

COUNTY OF MADISON

PERSONALLY CAME APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 15th day of January, 2015, within my jurisdiction, the within named Terry Wayne Sledge, who acknowledged to me that he/she/they executed the forgoing instrument.


NOTARY PUBLIC

My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 27, T8N, R2E of Madison County, Mississippi, being more particularly described as follows:

Commencing at an iron pin at the intersection of the West boundary of U.S. Highway 51 with the North boundary of Weisenberger Road, said point being located 979.92 feet East and 1923.66 feet South of the NW corner of Section 27, T8N, R2E, Madison County, Mississippi, run thence South 83 degrees 34 minutes 38 seconds West along said North boundary a distance of 119.41 feet to a concrete right of way marker; run thence South 84 degrees 33 minutes 34 seconds West along said North boundary a distance of 47.74 feet to an iron pin; run thence South 87 degrees 36 minutes 00 seconds West along said North boundary a distance of 66.99 feet to an iron pin at the Point of Beginning of the following described parcel: From the Point of Beginning, run thence North 110 degrees 17 minutes 06 seconds East a distance of 123.20 feet to an iron pin; run thence North a distance of 78.90 feet to an iron pin; run thence West a distance of 171.74 feet to an iron pin on the East boundary of a parcel described in Deed Book 392, Page 758 of the Madison County records; run thence South along said East parcel boundary a distance of 194.10 feet to an iron pin on the North boundary of Weisenberger Road; run thence South 86 degrees 22 minutes 30 seconds East along said North boundary a distance of 116.99 feet to an iron pin; run thence North 87 degrees 36 minutes 00 seconds East along said North boundary a distance of 33.01 feet to the Point of Beginning *containing 0.753 ± acres, more or less.*

PARCEL TWO:

A parcel of land situated in the SW1/4 of the NW1/4 of Section 27, T8N, R2E, Madison County, Mississippi, being more particularly described as follows:

Commencing at an iron pin at the intersection of the West boundary of U.S. Highway 51 with the North boundary of Weisenberger Road, said point located 979.92 feet East and 1923.66 feet South of the NW corner of Section 27, T8N, R2E, Madison County, Mississippi, run thence South 83 degrees 34 minutes 38 seconds West along said North boundary a distance of 119.41 feet to a concrete right of way marker; run thence South 84 degrees 33 minutes 34 seconds West along said North boundary a distance of 47.74 feet to an iron pin at the SW corner of a parcel described in Deed Book 519, Page 48 of the Madison County records, said point being the Point of Beginning of the following described parcel: From the Point of Beginning, run thence North 10 degrees 36 minutes 30 seconds East a distance of 149.10 feet to an iron pin; run thence North 79 degrees 23 minutes 29 seconds West a distance of 73.64 feet to an iron pin; run thence South a distance of 41.70 feet to an iron pin; run thence South 10 degrees 17 minutes 06 seconds West a distance of 123.20 feet to an iron pin on the North boundary of Weisenberger Road; run thence North 87 degrees 36 minutes 00 seconds East along said North boundary a distance of 66.99 feet to the Point of Beginning *containing 0.240 acres, more or less*, and subject to a 10 foot wide "Slope Easement" along the North-most 45.59 feet of the Eastern boundary of the above described parcel.



Post Office Box 6005
Ridgeland, Mississippi 39158-6005
141 Township Ave., Ste. 300
Ridgeland, Mississippi 39157
Telephone 601.948.6100
Fax 601.355.6136
www.youngwells.com

J. Wesley Daughdrill, Jr.
Sean Wesley Ellis*†
Kenneth D. Farmer†
Stephen E. Gardner
Don H. Goode
Jay M. Kilpatrick*
Frank E. McRae, III*
James H. Neeld, IV
J. Andrew Payne
Robert E. Sanders
Matthew T. Vitatt
Robert L. Wells
E. Stephen Williams

Of Counsel
James H. Neeld, III
James Leon Young

J. Will Young (1906-1996)

Tony Carlisle
Administrator

February 23, 2015

Mr. John Wood
JSW Enterprises, Inc.
238 Weisenberger Road
Madison, MS 39110

Re: JSW Enterprises, Inc.
Gluckstadt Lots, Madison County, MS
Our File No. 12503-0002

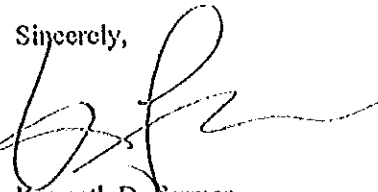
Dear John:

Enclosed are important documents for your records. My office does not keep originals and all copies of documents are sent to storage after your file has been closed. Therefore, you should keep these documents in a safe place.

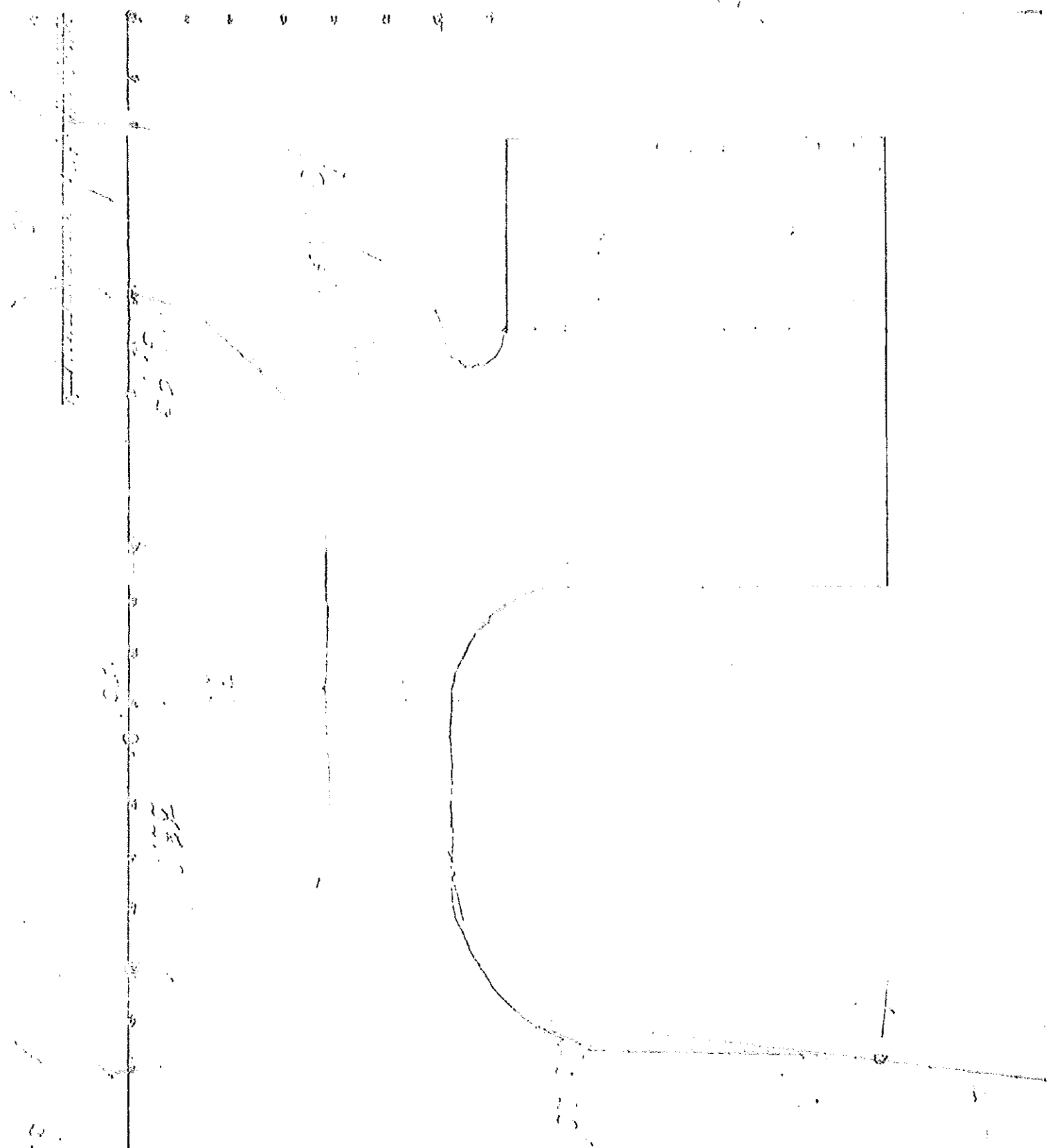
The documents enclosed for your records include:

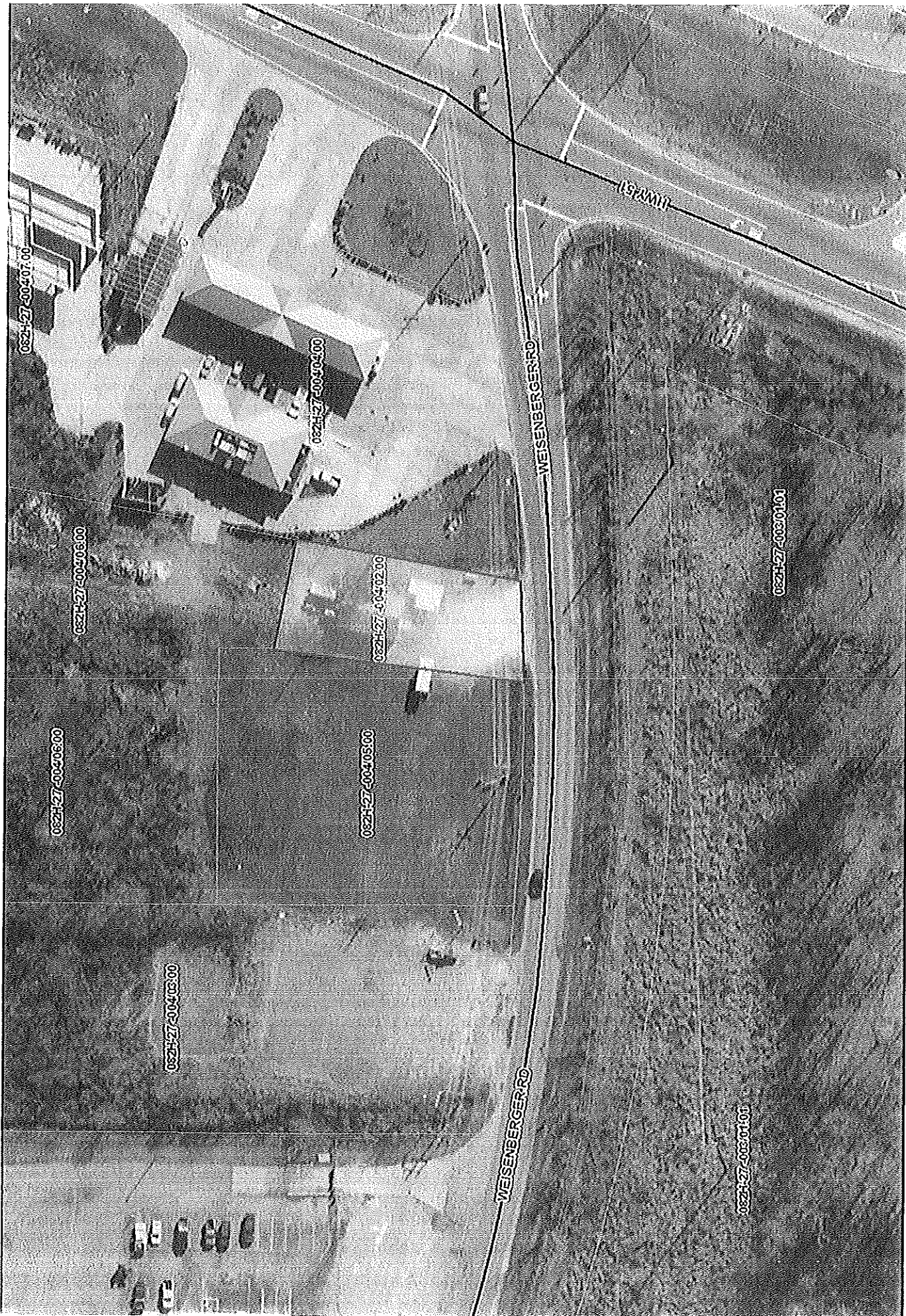
1. The original Warranty Deed, which was filed for record in the office of the Chancery Clerk of Madison County, Mississippi on January 20, 2015 and recorded in Book 3164, at Page 906; and
2. Owner's Policy of Title Insurance No. OP528891.

Should you have any questions or need assistance in the future on other matters, please do not hesitate to contact me.

Sincerely,

Kenneth D. Farmer
KDF/djp
Enclosure

Direct Line: (601) 360-9052
E-mail: kenneth.farmer@youngwells.com





082H-27-00-401.00

082H-27-00-406.00

082H-27-00-408.00

082H-27-00-403.00

082H-27-00-404.00

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WEISEBERGER RD

WEISEBERGER RD

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