

NEW DOCUMENT FORMATTING GUIDELINES

As an example, this is an old document that has been reformatted following Legislation outlined in Section 89-5-24, Miss Code of 1972 Annotated, effective from and after July 1, 2009

This "formatted" deed contains all the information on the **first page** which is required to process the document.

- **With a 3" top margin and all other margins ¾" and a 10-point font** (statute provides that the font must be at least 8-point in size). These pages are **numbered "1 of 3"** etc. at the bottom of each page (not required but helpful to the recording clerks).
- The **grantors and grantees** are listed, along with the required **addresses and phone numbers**, in the body of the document.
- The **legal description** is a separate page, identified as "Exhibit A," but this is becoming a common practice anyway. The legal description and indexing instructions can be placed on the first page if there is sufficient space.
- The **Indexing Instructions** are listed in the place where the legal description would be.
- The **preparer's name, address and phone number**, along with the "**Return to**" information, are listed at the top of the document, below the 3" margin and just above the title.

Formatted version per § 89-5-24
Miss. Code of 1972 Annotated,
Effective July 1, 2009



J. Holder
1st Judicial District
Instrument 1998 6540 D -J1
Filed/Recorded 8 27 1998 1 28 P
Total Fees 8.00
3 Pages Recorded

↑
3" top margin
for recorder's use
↓

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← **Preparer's info**

Return to:
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(228) 863-4999

"Return to" info →

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED WITH EASEMENT

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 which are hereby acknowledged, we

ROBERT L. McDANIEL, JR. and wife,
RUTH C. McDANIEL
16560 Road 520
Saucier, MS 39574
(228) 832-8042

**Grantors'
Address &
Phone #**

do hereby sell, convey, bargain and warrant to

LARRY M. COMPTON and wife,
PAULA I. COMPTON
613 E. Tandy Dr.
Gulfport, MS 39503
(228) 831-1966

**Grantees'
Address &
Phone #**

as joint tenants with right of survivorship and not as tenants in common, the following described real property situated and located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

(See Exhibit A attached) (Page 3)

INDEXING INSTRUCTIONS: 2 acres, more or less, in SW ¼ of NW ¼
& easement in SW ¼ of NW ¼ & NW ¼ of SW 1/4,
Section 29 Township 5 South, Range 11 West

**Indexing
Instructions**

The conveyance is subject to the rights, use and benefit of Grantors over, to and upon the easement described above and a certain 30' easement over the northern boundary of the property herein conveyed for the purpose of ingress and egress to other properties owned by Grantors at, near or adjacent to the property herein conveyed by this reservation and exception, and grantors shall have the right to maintain a roadway over the property described above in said easements, such improvements to include the use of gravel, pavement, pipes, concrete and other such materials in the construction or maintenance of a roadway and for the proper drainage thereof. The reservation and exception of the aforesaid easements in favor of Grantors shall also include the right to the use of whatever equipment and machinery is necessary in the construction of or maintenance of said roadway and drainage.

This conveyance is further subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes as of the date of sale have been prorated between Grantors and Grantees and are assumed by Grantees herein.

WITNESS OUR SIGNATURES, this the 27th day of August, A. D., 1998

/s/ Robert L. McDaniel, Jr.
ROBERT L. McDANIEL, JR., GRANTOR

/s/ Ruth C. McDaniel
RUTH C. McDANIEL, GRANTOR

/s/ Larry M. Compton
LARRY M. COMPTON, GRANTEE

/s/ Paula I. Compton
PAULA I. COMPTON, GRANTEE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROBERT L. McDANIEL, JR. and wife, RUTH C. McDANIEL, who each severally acknowledged that they signed and delivered the above and foregoing WARRANTY DEED on the day and year herein shown as their free and voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27th day of August, A. D., 1998.

/s/ Connie M. Fox
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/7/2002 (Notary Seal)

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, LARRY M. COMPTON and wife, PAULA I. COMPTON, who each severally acknowledged that they signed and delivered the above and foregoing WARRANTY DEED and that they specifically acknowledge the easements reserved, excepted and/or retained by Grantors, and that they accept said Warranty Deed from Grantors with the terms and conditions therein contained.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 27th day of August, A. D., 1998.

/s/ Connie M. Fox
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/7/2002 (Notary Seal)

TITLE NOT EXAMINED

EXHIBIT A

For the point of beginning, commence at the Southwest corner of the Southwest one-quarter of the Northwest one-quarter (SW ¼ of NW ¼) of Section 29, Township 5 South, Range 11 West; thence run North 89°39' West 332.26 feet along the South line of said Southwest one-quarter of the Northwest one-quarter (SW ¼ of NW ¼); thence North 00°13' East 262.20 feet; thence South 89°39' East 332.26 feet to the East line of said Southwest quarter of the Northwest quarter (SW ¼ of NW ¼); thence along the East line of said Southwest quarter of the Northwest quarter (SW ¼ of NW ¼) South 00°13' West 262.20 feet to the point of beginning, said land being entirely located in the First Judicial District of Harrison County, Mississippi, and containing two acres, more or less, and the use and benefit of the following easement:

An easement for road and drainage purpose over the East 60 feet of the Southwest quarter of the Northwest quarter (SW ¼ of NW ¼) lying south of Scarborough Road, said easement extending over, through, on and across the North one-half of the Northwest Quarter of the Southwest quarter, Section 29, Township 5 South, Range 11 West, Harrison County, First Judicial District, Mississippi.