

W  
M  
R

WARRANTY DEED

STATE OF MISSISSIPPI

COUNTY OF WINSTON

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 is hereby acknowledged, WE, the undersigned LYNDEL P. ADCOCK and wife, BRENDA M. ADCOCK, do hereby grant, bargain, sell, convey and warrant unto OBERT L. DOUGLAS, III, TRINA R. CANONICI, TRACY ADCOCK and STACY ADCOCK, the following described property of Winston County, Mississippi, to-wit:

TRACT I: N1/2 of NE1/4 of Section 31, Township 13 North, Range 10 East, Winston County, Mississippi; and 10 acres on the East side of NE1/4 of NW1/4, Section 31, Township 13 North, Range 10 East, Winston County, Mississippi. (This being the same property T. T. Adcock acquired by deed of W. L. Shumaker and Eddie Lee Shumaker dated October 8, 1951, of record in Deed Book 68, page 560, records of the Winston County Chancery Clerk's office.)

LESS AND EXCEPT 1.5 acres, more or less, in the NE1/4 of Section 31, Township 13 North, Range 10 East, Winston County, Mississippi, being more particularly described as follows, to-wit: Beginning at the Northwest corner of NE1/4 of Section 31, Township 13 North, Range 10 East and run South 28 deg. 40 min. East 876 feet to the beginning point of Northwest corner of lot herein described; at beginning point run South 15 deg. East 340 feet; thence South 78 deg. East 210 feet; thence North 15 deg. West 360 feet; thence North 78 deg. West 210 feet to the beginning point. This being the same property T. T. Adcock and wife, Dorothy T. Adcock, conveyed to Lyndel P. Adcock and wife, Brenda M. Adcock, by deed dated June 6, 1968, of record in Deed Book 106 at page 397, records of the Winston County Chancery Clerk's office.

LESS AND EXCEPT FURTHER: 6.73 acres, more or less, in the N1/2 of the NE1/4 of Section 31, Township 13 North, Range 10 East, Winston County, Mississippi, being more particularly described as follows, to-wit: Begin at the NW corner of NE1/4 of Section 31, Township 13 North, Range 10 East, and measure thence South 28 deg. 10 min. East 876 feet; thence measure South 15 deg. East 340 feet to an existing iron pipe and POINT OF BEGINNING of the parcel herein described; and from this point of beginning run thence South 77 deg. 42 min. East 210 feet to an existing iron pipe; thence run North 14 deg. 24 min. West 298.6 feet to a point on the right-of-way of an access road to Mississippi Highway No. 25; thence run North 80 deg. 14 min. East along said right-of-way 152.1 feet to an existing right-of-way marker; thence run South 69 deg. 20 min. East 365 feet along said right-of-way to an existing right-of-way marker; thence run South 44 deg. 20 min. East along the South boundary of Miss. Highway No. 19 for 510 feet to a point at a fence corner, said point being on the South boundary of the N1/2 of NE1/4 of said Section 31; thence run West along the South boundary of the N1/2 of the NE1/4 of said Section 31, for 930.3 feet along an existing fence line; thence run North 15 deg. West 219 feet to the POINT OF BEGINNING of the 6.73 acres being described. This being the same property T. T. Adcock and wife, Dorothy T. Adcock, conveyed to Lyndel P. Adcock and wife, Brenda M. Adcock, by deed dated March 10, 1977, of record in Deed Book 136, page 585, records aforesaid.

LESS AND EXCEPT FURTHER: 5.5 acres, more or less, partly in the NE1/4 of NW1/4 and partly in the NW1/4 of NE1/4, Section 31, Township 13 North, Range 10 East, Winston County, Mississippi, being more particularly described as follows: Beginning at the NW corner of the NE1/4 of Section 31, Township 13 North, Range 10 East for the POINT OF BEGINNING of the tract herein described; run thence West 330 feet; thence run South 278.4 feet; run thence South 34 deg. 45 min. East 434.8 feet to the West right-of-way line of State Highway No. 25 at Station 562 x 72, Project No. F-0561-(2); run thence North 33 deg. 45 min. East along said right-of-way line 228.1 feet; thence make a 90 degree left turn and go 10 feet to a point; thence make a 90 degree right turn and go North 33 deg. 45 min. East along said right-of-way line a distance of 201.8 feet; thence make a 90 degree right turn and go 10 feet to a point; thence make a 90 degree left turn and go North 33 deg. 45 min. East along said right-of-way line

a distance of 234.8 feet to a point where said right-of-way line intersects the South right-of-way line of Highway No. 19, which point is marked by a 4" x 4" concrete right-of-way marker; thence run North 45 deg. West 139 feet along said Highway No. 19 South right-of-way line; run thence West 186 feet to the POINT OF BEGINNING. This being the same property T. T. Adcock and wife, Dorothy Adcock, conveyed to Thomas B. Crawford by deed dated July 26, 1961, of record in Deed Book 87 at page 354, records of the Winston County Chancery Clerk's office.

LESS AND EXCEPT FURTHER: A strip of land varying in width, extending through, over, on and across the following described lands:

That part of the N1/2 of N1/2 of Section 31, Township 13 North, Range 10 East, Winston County, Mississippi, described as follows: A strip of land extending 50 feet right from the center line, and beginning at Station 555 + 61 and ending at Station 558 + 00; and a strip of land extending 170 feet left from the centerline measured along Grantor's property line and beginning at Station 555 + 61 and increasing uniformly in width to 190 feet left from the centerline at Station 556 + 10; thence decreasing uniformly in width to 70 feet left and ending at Station 558 + 00; and a strip of land extending 50 feet right and 70 feet left from the center line and beginning at Station 558 + 00 and ending at Station 562 + 00; and a strip of land extending 70 feet right and left from the center line, and beginning at Station 562 + 00 and ending at Station 565 + 00, and a strip of land extending 70 feet right and 80 feet left from the center line, and beginning at Station 565 + 00 and ending at Station 567 + 00, and a strip of land extending 60 feet right and left from the centerline, and beginning at Station 567 + 00 and ending at Station 570 + 82, of a proposed highway as now surveyed and shown by the plans of said highway on file in the office of the State Highway Department at Jackson, Mississippi, known as Federal Aid Project No. F-056-1 (2) between Carthage and Louisville. This being the same property T. T. Adcock and Dorothy Adcock conveyed to Winston County Federal Aid Project No. F-056-1 (2) by deed of record in Deed Book 78 at page 445, records of the Winston County Chancery Clerk's office.

LESS AND EXCEPT FURTHER: Two (2) acres, more or less, in the NE1/4 of NE1/4, Section 31, Township 13 North, Range

10 East, Winston County, Mississippi, being more particularly described as follows: Commence at the Northeast corner of the NE1/4 of NE1/4, Section 31, Township 13 North, Range 10 East, and run North 89 deg. 32 min. West 23.31 feet to a fence corner on the West right-of-way of Ryals Road to and for the POINT OF BEGINNING; thence run South 01 deg. 40 min. West 295.50 feet along said West right-of-way of Ryals Road; thence run North 89 deg. 32 min. West 295.50 feet; thence run North 01 deg. 40 min. East 295.50 feet to a fence line on the North line of said NE1/4 of NE1/4; thence run South 89 deg. 32 min. East 295.50 feet along said fence line back to the POINT OF BEGINNING. This being the same property Lyndel P. Adcock, Brenda M. Adcock and Dorothy Genell Adcock conveyed to Bobby Earl Sanders and Judy Diane Sanders in deed recorded in Book 247 at page 388 of the Winston County Chancery Clerk's office.

TRACT II: 4.2 acres, more or less, in the SW1/4 of SE1/4 of Section 30, Township 13 North, Range 10 East, Winston County, Mississippi, being more particularly described as follows:

Beginning at the Southwest corner of SW1/4 of SE1/4, Section 30, Township 13 North, Range 10 East, and run 7 chains and 50 links to East line of Highway No. 25 right-of-way to beginning point; run thence East 7 chains and 50 links; thence run North 11 chains and 18 links to East line of Highway No. 25 right-of-way; thence in a southern direction along the East side of Highway No. 25 right-of-way 13 chains and 50 links to beginning point. This being the same property T. T. Adcock acquired by deed of Claude Adcock and Mrs. Leo Adcock dated March 24, 1962, of record in Deed Book 88 at page 573, records of the Winston County Chancery Clerk's office.

**INDEXING INSTRUCTIONS:** N1/2 of NE1/4 and NE1/4 of NW1/4 of Sec. 31; and SW1/4 of SE1/4 of Sec. 30; all in T-13, R-10, Winston County, MS.

Subject to any and all easements and rights-of-way for public roads and utilities, either of record or by prescription, and further subject to any and all prior mineral reservations and/or conveyances.

Dorothy Genell Adcock, who reserved a life estate in the above property, is now deceased.

WITNESS OUR SIGNATURES on this, the 7<sup>th</sup> day of August,  
2008.

Lyndel P. Adcock  
LYNDEL P. ADCOCK

Brenda M. Adcock  
BRENDA M. ADCOCK

GRANTORS:

Lyndel P. & Brenda M. Adcock - 109 Lyndel Adcock Rd., Kosciusko, *Miss*  
MS, 39090; 662/724-2247.

GRANTEES:

Obert L. Douglas, III - 2395 Moon Lake Rd., Dundee, MS 38626;  
662/902-1658.  
Trina R. Canonici - 177 Phillips 321 Rd., West Helena, AR 72390;  
870/572-6560.  
Tracy Adcock - 5315 Warner Dr., Brandon, MS 39042; 601/201-4122.  
Stacy Adcock - P. O. Box 630, Raymond, MS 39154; 601/857-2856.

PREPARED BY: Kenneth Bridges, Attorney; P. O. Box 367, Louisville,  
MS 39339; Phone: 662/773-9623; MSB #4545.

STATE OF MISSISSIPPI  
COUNTY OF WINSTON

PERSONALLY appeared before me, the undersigned authority in  
and for the said county and state, on this, the 7<sup>th</sup> day of  
August, 2008, within my jurisdiction, the within named LYNDEL  
P. ADCOCK and BRENDA M. ADCOCK, who acknowledged that they signed  
and delivered the above and foregoing instrument.

Linda A. Reynolds  
NOTARY PUBLIC

My Commission Expires:

06/20/2011



Winston County  
I certify this instrument was filed on  
08-11-2008 09:07:10 PM  
and recorded in Deed Book  
310 at pages 322 - 326  
Pam Reel