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DESOTO COUNTY, MS
MISTY HEFFNER, CH CLK

Prepared by: O'Brien Law Firm, LLC: 1630 Goodman Rd E, Ste 5, Southaven, MS 38671 (662) 349-3339, File No. 19030079
Return to: : O'Brien Law Firm, LLC: 1630 Goodman Rd E, Ste 5, Southaven, MS 38671 (662) 349-3339, File No. 19030079
Indexing Instructions: Lot 19, Sec B, A.E. Allison SD, Sec 20, T 2 S, R 6 W, Desoto County, Mississippi PB 7, Pg 42-43

WARRANTY DEED

Grantor(s): **Daniel P. Hickox and Sheila L. Hickox**
Address: 7548 Bethel Road, Olive Branch, Mississippi 38654
Phone: 1-662-357-8589,

Grantee(s): **Taylor Lee Wilson and Colby Wilson**
Address: 7548 Bethel Road, Olive Branch, Mississippi 38654
Phone: 662-408-2358

For and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor(s), **Daniel P. Hickox and Sheila L. Hickox, husband and wife** do(es) hereby sell, convey and warrant unto Grantee(s) **Taylor Lee Wilson and Colby Wilson, husband and wife as tenants by the entirety with full rights of survivorship** the following described real property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Desoto County, State of Mississippi, and more particularly described as follows, to-wit:

Lot 19, Section B, A.E. Allison Subdivision situated in Section 20, Township 2 South, Range 6 West, Desoto County, Mississippi according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Desoto County, Mississippi as per plat recorded in Plat Book 7, Pages 42-43 Chancery Clerk, Desoto County, Mississippi.

Property address: 7548 Bethel Road, Olive Branch, Mississippi 38654

The warranty in this deed is subject to toad right of ways, public utility easements, zoning, subdivision, and health department regulations of Desoto County, Mississippi and a 10' strip of land parallel to all roads for public and private telephone, electric and water lines; prior reservation of minerals rights, including but not limited to reservations of oil, gas, and mineral rights and to restrictive covenants A.E. Allison Subdivision, of records of Desoto County, Mississippi.

Covenants and utility easements shown on plat of said subdivision, subdivision and zoning regulations in effect in Desoto County, Mississippi, rights of ways and easements for public roads and public utilities and all applicable building restrictions and easements of record, Health Department regulations in effect in Desoto County, Mississippi, and any prior reservation of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the aforescribed real property.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

AND THE GRANTOR(S), DO(ES) HEREBY COVENANT with the Grantee(s), except as above-

noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that he/she/they will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under him/her/they, but against none other.

GRANTOR(S) make(s) no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) has/have inspected and examined the property and are purchasing same based on no representation or warranties express or implied, made by Grantor(s), but on his/her/their own judgment. Possession is given upon the delivery of this deed; taxes for the year 2019 shall be prorated among the parties.


WITNESS MY/OUR SIGNATURE(S) this 15 day of May, 2019


Daniel P. Hickox


Sheila L. Hickox

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for the said County and State aforesaid, on this 15 day of May, 2019 within my jurisdiction, the within named, **Daniel P. Hickox and Sheila L. Hickox**, who acknowledged to me that he/she/they signed and delivered the foregoing Warranty Deed after being duly authorized so to do.


Notary Public

My commission expires: May 29, 2021

