



**PREPARED BY AND RETURN TO:**

Select Title & Escrow, LLC  
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)  
5740 Getwell Road, Bldg. 8A  
Southaven, MS 38672  
(662) 349-3930  
File # 20-1707

**Indexing Instructions:** The South 1/2 of Lots 16 and 17, Section B, A. E. Allison Subdivision, in Section 20, T2S, R6W, DeSoto County Mississippi.

*After Recording, return to:*  
*Select Title & Escrow, LLC*  
*5740 Getwell Rd. Bldg 8A*  
*Southaven, MS 38672*  
*662-349-3930*  
*File # 20-1707*

**GRANTORS:**

Robert A. Brown  
Tangela L. Brown

305 Red Plum Cv. Southaven  
HOME: 901 219 0172 MS 38671  
WORK: N.A

**GRANTEES**

Jerome J. Rocheleau  
Bethany J. Rocheleau

7468 Bethel Rd.  
Olive Branch ms 38654  
HOME: 662-420-6556  
WORK: N.A

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert A. Brown, a/k/a Robert A. Brown, Jr., and Tangela L. Brown, husband and wife** does hereby sell, convey and warrant unto **Jerome J. Rocheleau and Bethany J. Rocheleau, husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

**Indexing Instruction:** The South ½ of Lots 16 and 17, Section B, A. E. ALLISON SUBDIVISION, in Section 20, Township 2 South, Range 6 West, DeSoto County, Mississippi, more particularly described as follows, to-wit:

**Lots 16 and 17, Section B, A. E. ALLISON SUBDIVISION, in Section 20, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 7, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**LESS AND EXCEPT: A tract of land being part of Lots 16 and 17 of the said A. E. Allison Subdivision, Section B, and more particularly described as follows:**

**Commencing at an iron pin found at the Northwest corner of Lot 16 of said A. E. Allison Subdivision, Section B, thence North 89° 02' 48" East along the North line of Lots 16 and 17 a distance of 414.70 feet (call=414.86 feet) to an iron pin found; thence South 00° 14' 20" East along the East line of Lot 17 a distance of 315.21 feet to an iron pin set; thence South 89° 02' 48" West a distance of 414.52 feet to an iron pin set on the West line of Lot 16; thence North 00° 16' 22" West a distance of 315.21 feet to the Point of Beginning and containing 3.0 acres, more or less, subject to existing easements, right of ways, subdivision and zoning regulations in effect in DeSoto County, Mississippi.**

**Being the same property conveyed to Robert A. Brown and Tangela L. Brown by Warranty Deed of record in Book 827, Page 69, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**FOR INFORMATIONAL PURPOSES ONLY:**

**Parcel #: 2064-2002.0-00016.00**

**Property Address: 7468 Bethel Rd., Olive Branch, MS 38654**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantors any amount overpaid by them.

THIS conveyance is 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.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 15 day of January, 2021.



(SEAL)

Robert A. Brown



(SEAL)

Tangela L. Brown

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

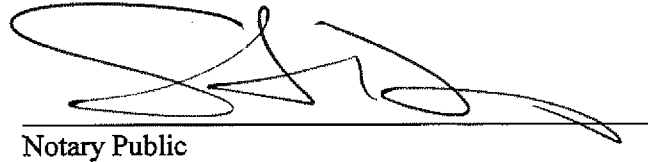
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Robert A. Brown and Tangela L. Brown, husband and wife** who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 15 day of January, 2021.



(SEAL)

My Commission Expires:



Notary Public