



Prepared by: *and Return To:*  
W. Joseph Aldridge, Atty – Lic. # 102771  
Apperson Crump PLC  
6000 Poplar Avenue - Suite 150  
Memphis, TN 38119  
Phone #: (901) 756-6300  
File #: AC21060399CM

Return to:  
~~Apperson Crump, PLC  
6000 Poplar Avenue  
Suite 150  
Memphis, TN 38119~~

GRANTOR(S):  
Shirley A. Bridgeforth and Ashley Nicole  
Bridgeforth  
6668 Jessica Drive  
Bartlett, TN 38135  
Home Phone: (901) 292-0650  
Cell Phone: (901) 299-4580

GRANTEE(S):  
Bobby Taylor and Donna Taylor  
8805 Davidson Road  
Olive Branch, MS 38654  
Home Phone No.: (901) 299-4580  
Other Phone No.: (901) 299-4580

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**Indexing Instructions : 0.900& 0.288 Acres in the NE ¼ NE of Section 24, Township 1 South, Range 7 West, City of Olive Branch, Chancery Clerk DeSoto County Mississippi**

## 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, **Shirley A. Bridgeforth and Ashley Nicole Bridgeforth**, do(es) hereby sell, convey and warrant unto **Bobby Taylor and Donna Taylor**, tenants by the entirety with full rights of survivorship and not as tenants in common as Grantee's sole and separate property, a certain lot or parcel of land lying and being situated in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Land lying and being situated in Desoto County, Mississippi, described as follows:

LEGAL DESCRIPTION (PARCEL): BEING A TRACT OF LAND IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SECTION 24; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 738.11 FEET TO THE BEGINNING OF AN INGRESS/EGRESS EASEMENT; THENCE ALONG THE SOUTH LINE OF SAID EASEMENT SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 450.34 FEET TO A CAPPED IRON PIN (D.H.), SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 09 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 166.71 FEET TO A CUT TPOST; THENCE NORTH 04 DEGREES 18 MINUTES 44 SECONDS FOR A DISTANCE OF 276.01 FEET TO A " 58" IRON PIN; THENCE SOUTH 83 DEGREES 29 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 276.44 FEET TO A CAPPED IRON PIN (D.H.); THENCE SOUTH 49 DEGREES 15 MINUTES 44

SECONDS WEST FOR A DISTANCE OF 156.16 FEET TO A CAPPED IRON PIN (D.H.); THENCE SOUTH 04 DEGREES 15 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 139.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.16 ACRES MORE OR LESS ACCORDING TO A SURVEY PREPARED BY EVERETTE D. WEST, MS PLS NO. 3234 DATED AUGUST 17, 2021. ALL BEARINGS ARE GRID BEARINGS. SAID PROPERTY IS SUBJECT TO ALL RIGHT OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

LEGAL DESCRIPTION (EASEMENT): BEING AN INGRESS/EGRESS EASEMENT IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SECTION 24; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 738.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 450.34 FEET TO A CAPPED IRON PIN (D.H.); THENCE NORTH 04 DEGREES 15 MINUTES 44 SECONDS FOR A DISTANCE OF 30.00 FEET TO A SET " REBAR; 12" REBAR; ; THENCE NORTH 89 DEGREES 47 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 456.24 FEET TO A SET " REBAR; THENCE SOUTH 15 DEGREES 11 MINUTES 31 12" REBAR; THENCE SOUTH 15 DEGREES 11 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 31.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRES MORE OR LESS ACCORDING TO A SURVEY PREPARED BY EVERETTE D. WEST, MS PLS NO. 3234 DATED AUGUST 17, 2021. ALL BEARINGS ARE GRID BEARINGS. SAID PROPERTY IS SUBJECT TO ALL RIGHT OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

Being a portion of the same property conveyed to Calvin Bridgeforth by Chancery Clerk's Conveyance Deed from Joey Treadway, Tax Collector for Desoto County, Mississippi of record in Book 774, Page 628 Chancery Clerk's Office for DeSoto County, Mississippi, dated 09/15/2014 and recorded on 09/19/2014.

Being all or part of the same property conveyed to Calvin Bridgeforth by Chancery Clerk's Conveyance Deed from Joey Treadway, Tax Collector for Desoto County, Mississippi of record in Book 774, Page 628 Chancery Clerk's Office for DeSoto County, Mississippi, dated 09/15/2014 and recorded on 09/19/2014..

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 grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

THIS conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, mineral reservations, unrecorded servitudes and conveyances applicable to the above described property; and the following matters:

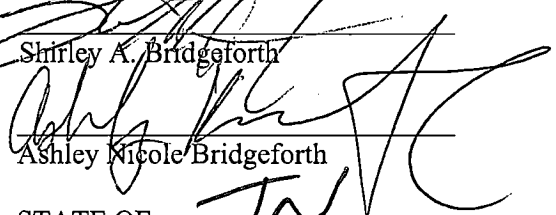
Desoto County and City of Olive Branch Taxes for the year 2021, a lien, not yet due or payable.

Easement(s) of record in Book 110, Page 147 in the aforesaid Chancery Clerk's Office.

*Signature page to follow.*

WITNESS OUR SIGNATURES, on this 27 day of August, 2021.

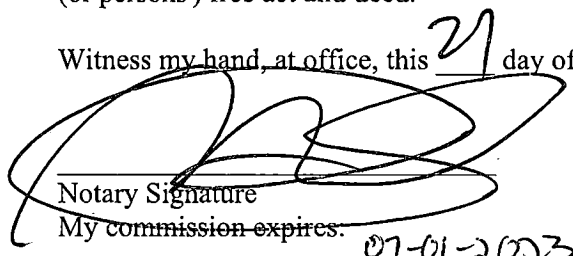
  
Shirley A. Bridgeforth

  
Ashley Nicole Bridgeforth

STATE OF TN  
COUNTY OF Shelby

On this 27 day of August, 2021, before me personally appeared Shirley A Bridgeforth and Ashley Nicole Bridgeforth, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of August, 2021.

  
Notary Signature

My commission expires. 07-01-2023



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Property Address: 8805 Davidson Road, Olive Branch, MS 38654  
Tax Parcel ID No: 107624000 0000502  
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