NEW DOCUMENT FORMATTING GUIDELINES

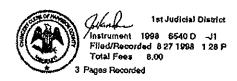
As an example, this is an **old document** that has been **reformatted** following Legislation outlined in Section 89-5-24, Miss Code of 1972 Annotated, effective from and after **July 1, 2009**

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 34" 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

> 37 top margin for recorder's use Ţ



Prepared by: W. F. Holder, H Attorney at Law P. O. Box 1585 Gulfport, MS 39502 (228) 863-4999

← Preparer's info

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"Return to" Info →

STATE OF MISSISSIPPI COUNTY OF HARRISON FIRST JUDICIAL DISTRICT

WARRANTY DEED WITH EASEMENT

For and in consideration of the sum of Tea 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 B. Tandy Dr. Gulfoort, 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 14 of NW 14 & easement in SW 14 of NW 14 & NW 14 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 casement 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 Grantoss and Grantoss 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. McDANIBL, JR., GRANTOR

воок 1421 расе 549

| | | Ruth C. McDaniel TH C. McDANIEL, GRANTOR | |
|--|--|---|---------------|
| /s/ Larry M. Compton LARRY M. COMPTON, GRANTEB | | | |
| /s/ Paula I, Compton PAULA I. COMPTON, GRANTEE | | | |
| STATE OF MISSISSIPPI COUNTY OF HARRISON | | | |
| jurisdiction aforesaid, ROBERT L. Me | DANIEL, IR. and wife, RUT | BFORE ME, the undersigned authority in and for the TH C. McDANIEL, who each severally acknowledge Y DBED on the day and year herein shown as their to The beauth of the day and year herein shown as their to the state of the | ed |
| GIVEN UNDER MY HAND | AND OFFICIAL SEAL OF C | 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 | | | |
| jurisdiction aforesaid, LARRY M. CO signed and delivered the above and for | MPTON and wife, PAULA I. regoing WARRANTY DEED | BFORE ME, the undersigned authority in and for the COMPTON, who each severally acknowledged that and that they specifically acknowledge the easement said Warranty Deed from Grantors with the terms a | it the its |
| given under my hand | AND OFFICIAL SEAL OF O | OFFICE, this the 27th day of August, A. D., 1998 | ١. |
| | | /s/ Connie M. Fox NOTARY PUBLIC | |
| MY COMMISSION EXPIRES: | 2/7/2002 | (Nothery 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 ½ of NW ½) 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 ½ of NW ½); 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 ½ of NW ½); thence along the East line of said Southwest quarter of the Northwest quarter (SW ½ of NW ½) South 00°13' West 262.20 feet to the point of beginning, said land being entirely located in the Pirst 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 14 of NW 14) 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.