

WARRANTY DEED

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For and in consideration of Ten and No/100 Dollars (\$10.00) cash in hand paid and other good and valuable consideration, receipt and sufficiency of all of which is hereby acknowledged, I, W. P. Bridges, do convey and warrant unto Sidney D. Jones and Elizabeth M. Jones, as joint tenants with right of survivorship and not as tenants in common, the following described real property, to-wit:

A part of the east one-half of the southwest quarter and the southeast quarter of the northwest quarter of Section 13, Township 6 North, Range 1 East, lying in and being a part of the First Judicial District of Hinds County, Mississippi, and more particularly described as follows:

Begin at the northeast corner of the intersection of the north line of the dedicated road or street along the south side of that certain property conveyed by W. P. Bridges to the Trustees of the Jackson Municipal Separate School District, with the east line of the road or street along the east side of said School property, as recorded in Deed Book 818 at page 562; from said intersection run easterly along the north line of said road or street a distance of 150 feet to the southwest corner of the Pan-Am Southern property as recorded in Deed Book 868 at page 158; turn thence to the left through an angle of $89^{\circ}58'$ and run northerly along the west line of said Pan-Am Southern property and parallel with the road or street along the east side of the School Property, for a distance of 295.9 feet to the northwest corner of the Pan-Am Southern property and the point of beginning of the property herein described; continue thence northerly on an extension of the last mentioned course, and parallel with the road or street along the east side of said School property for a distance of 348.2 feet to the southwest corner of the D. B. Lyle property as recorded in Deed Book 920 at page 253; turn thence to the right through an angle of $89^{\circ}58'$ and run easterly along the south line of said D. B. Lyle property for a distance of 360.9 feet to the new Right-of-Way line of U. S. Highway #51; turn thence to the right through an angle of $89^{\circ}30'$ and run southwesterly along the present Right-of-Way line of said U. S. Highway #51 for a distance of 353 feet to the north line of the Pan-Am Southern property; turn thence to the right through an angle of $80^{\circ}30'$ and run westerly along the north line of the Pan-Am Southern property for a distance of 302.9 feet to the point of beginning.

A map or plat of the above described property is attached hereto. For the considerations hereinbefore set out, I, W. P. Bridges,

do further convey and warrant unto said grantees as joint tenants with the right of survivorship and not as tenants in common, in order to provide them access to and from the above described property, an easement or right-of-way, for purposes of ingress and



egress, over the following described real property lying and situate within the First Judicial District of Hinds County, Mississippi:

A strip of land 20 feet wide, east and west, and 940 feet long, north and south, described as follows: Commence at the southwest corner of the Pan-Am Southern property described above, thence north 940 feet to a point, which is the northwest corner of the D. F. Lyle property described above, thence west for a distance of 20 feet to a point on a projection in a westerly direction of the north line of the said Lyle property, thence south for a distance of 940 feet to a point which is 20 feet west of the southwest corner of the said Pan-Am Southern property, thence east 20 feet to the point of beginning, being a part of Section 13, Township 6 North, Range 1 East.

It is expressly understood and agreed that the aforesaid easement or right-of-way shall run with the land.

The above described property does not now constitute, nor has it ever constituted the homestead of the grantor. This conveyance and its warranty are specifically made subject to the following:

(1) Easement for right-of-way executed by Mary C. Holder to Mississippi Power and Light Company, dated October 29, 1943, and recorded in Deed Book 322, at page 142, in the Office of the Chancery Clerk of Hinds County, at Jackson, Mississippi.

(2) Easement for right-of-way executed by W. F. Bridges to Mississippi Power and Light Company, dated March 19, 1952, and recorded in Book 754 at page 523, in the Office of the Chancery Clerk of Hinds County, at Jackson, Mississippi.

(3) Easement for right-of-way executed by W. P. Bridges to Mississippi Power and Light Company, dated August 27, 1957, and recorded in Book 1048 at page 76, in the Office of the Chancery Clerk of Hinds County, at Jackson, Mississippi.

(4) Ad valorem taxes for the Jackson Separate School District, County of Hinds, and State of Mississippi, for the year 1959, which taxes are not yet due and payable, but which now constitute a lien on the above described property.



Taxes for the year 1959 shall be pro rated between grantor and grantees as of the date of this instrument.

WITNESS my signature this 24 day of Feb, 1959.

W. P. Bridges
W. P. Bridges

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, W. P. Bridges, who acknowledged to me that he signed and delivered the above and foregoing instrument on the day and year therein mentioned, as his act and deed and for the purposes therein stated.

WITNESS my signature and seal of office this 24th day of February, 1959.



Marion Barnett
Notary Public

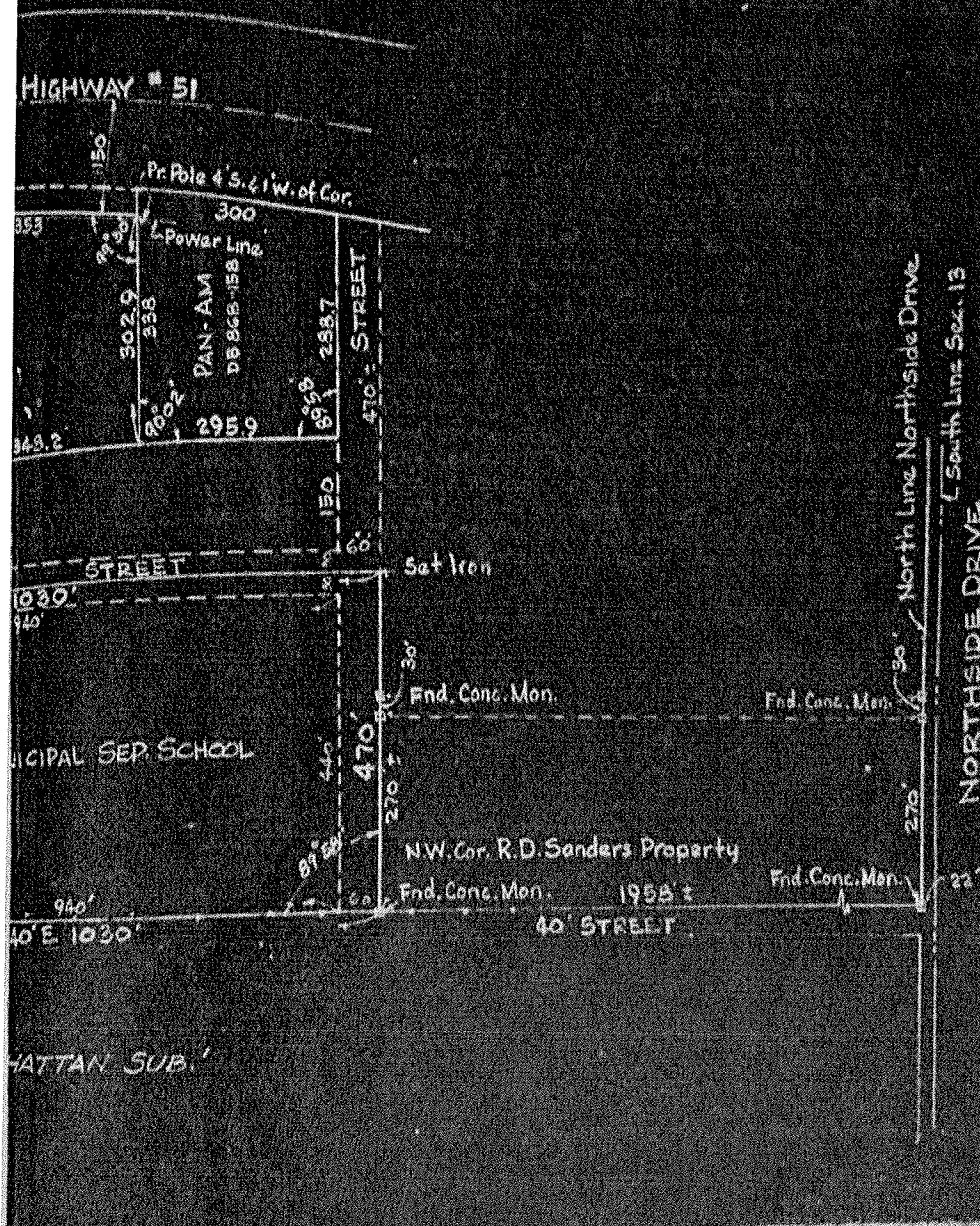
My Commission Expires Nov. 12, 1961

My Commission expires:

PLAT FOR
W.P. BRIDGES
IN SECTION 13 T6N-R1E HINDS COUNTY, MISS.

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Scale: 1" = 200'
W.A. AKIN CIVIL ENGINEER
OCT. 10, 1953 JACKSON, MISS.
A-30, 3
REVISED FEB. 13, 1959



STATE OF MISSISSIPPI, County of Hinds:

I, Frank T. Scott, Clerk of the Chancery Court of said County, certify that the within instrument was filed for record in my office on this the 27 day of Feb, 1959 at 11 o'clock AM, and that the State documentary stamps in the value shown on said instrument were duly attached and cancelled and said instrument was duly recorded on the 27 day of Feb, 1959 in Book No. 1132 Page No. 513.
Witness my hand and seal of office, this the 27 day of Feb, 1959.
FRANK T. SCOTT, Chancery Clerk

By Frank T. Scott D. C.

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Revised Feb. 14, 1959



Witness my hand and seal of office, this the 21 day of

FRANK T. SCOTT, Chancery Clerk

11. Shirley Ann D. C.