

SOUTHLAND TITLE, INC.

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Cheryl K. Pierce, Attorney at Law

To: Hudson & Marshall
2870 Peachtree Road NW, Suite 104
Atlanta, Georgia 30305

RE: Christina D. Boehnlein Trust dated May 13, 2021
File Number: 25-187

CERTIFICATE OF TITLE

I HEREBY CERTIFY that I have carefully examined the record title covering a period of thirty-one (31) years to the property described as:

GEORGE COUNTY, MISSISSIPPI TOWNSHIP 1 SOUTH, RANGE 7 WEST

Section 17, 38 & 39: Commencing at a point on public road on South line of Confirmation 30, thence East to Southeast corner of Confirmation 30, thence East 40 chains along North side of Section 17, thence South 20 chains, thence West to public road, thence Northerly along East margin of public road back to the South line of Confirmation 30, the point of beginning. Above land lying and being situated in Confirmations No. 38, 39, and No. 17, Township 1 South, Range 7 West, George County, Mississippi. Subject to right-of-way to Byrd as recorded in Land Deed Book 2021, Page 6673.

GREENE COUNTY, MISSISSIPPI TOWNSHIP 2 NORTH, RANGE 8 WEST

Section 6: Beginning at the Northeast corner of Section 6, Township 2 North, Range 8 West, Greene County, Mississippi, thence 40 chains West, thence South 19.91 chains, thence East 30 chains, thence South 23.34 chains, thence 10 chains East, thence 43.25 chains North to the point of beginning.

Section 5: NW ¼ of NW ¼, Section 5, Township 2 North, Range 8 West, Greene County, Mississippi.

Section 19: S ½ of the N ½ West of Leaf River, Section 19, Township 2 North, Range 8 West, Greene County, Mississippi.

Section 20:

NW ¼ of SW ¼ South of river, NE ¼ of SW ¼ South of river and West of road, E ½ of NW ¼ East of river and West of road, Section 20, Township 2 North, Range 8 West, Greene County, Mississippi.

LESS AND EXCEPT:

Begin at the point of intersection of the West line of grantors property with the centerline of the left lane of State Project No. 96-0014-03-024-12 at Station 1046 + 27.0; from said Point of Beginning run thence North along said West property line, a distance of 85.8 feet to a point that is hereby designated as Point "C" for future reference; thence run Southeasterly along the circumference of a circle to the left, having a radius of 11384.16 feet, a distance of 163.7 feet to a point that is 75 feet Northeasterly of and measured radially to the centerline of the left lane of said project at Station 1047 + 50 and said point is hereby designated as Point "D" for future reference; thence run Southeasterly along the circumference of said circle, a distance of 484.9 feet to the South line of grantors property; thence run West along said South property line a distance of 559.6 feet; thence run Northwesterly along the circumference of a circle to the right having a radius of 11639.16 feet, a distance of 17.7 feet to a point on the West line of grantors property; thence run North along said West property line, a distance of 205.2 feet to the point of beginning, containing 1.93 acres, more or less, and being situated in Governmental Lot 4 of Section 19, Township 2 North, Range 8 West, Greene County, Mississippi.

Together with any and all abutters right of access, if any, in, to, over, on and across the above described parcel of land, except that such remaining property shall have access between Points "C" and "D" as designated above.

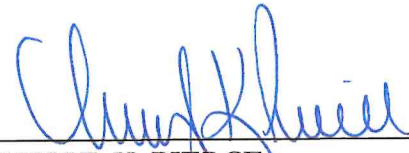
INDEXING INSTRUCTIONS: Part of the Sections 17, 38 & 39, Township 1 South, Range 7 West, George County, Mississippi AND part of the NW ¼ of NW ¼ of Section 5, part of NE ¼ of Section 6, N ½ of Section 19 and West ½ of Section 20, Township 2 North, Range 8 West, Greene County, Mississippi

This examination is limited to those instruments timely and properly recorded in the sectional indices, but not the alphabetical or general index, of said County, Mississippi, and the undersigned and Southland Title, Inc. are not responsible or liable for loss or damages resulting from the failure to discover such improperly recorded instruments. Based upon my examination, I find good and merchantable title in and to the subject property vested in **CHRISTINA DURKEE BOEHNLEIN (LIFE ESTATE); CHRISTINA D. BOEHNLEIN, TRUSTEE OF THE CHRISTINA D. BOEHNLEIN LIVING TRUST DATED MAY 13, 2021 (REMAINDER)**, subject to the following exceptions, to-wit:

1. Ad valorem taxes for the year 2025, which are not yet due and payable.
2. This opinion does not embrace or include any oil, gas or other mineral interests as may pertain to said land.
3. Said land is subject to any rights of way, easements or servitudes on, over or across the same.
4. Said land is subject to the rights of any parties in possession, deficiency in quantity of land, boundary line disputes, correctness and completeness of the indices of the public records of said county, Mississippi, and any matters which would be disclosed by an accurate survey or investigation of the property.
5. Subject to any environmental questions, questions which an environmental survey would disclose or violation of any environmental law which would affect this land in any manner which is not of public record in said county.
6. Subject to and does not cover title to land formerly or presently comprising the shores or bottom of navigable water or to artificial accretions or fill or any riparian and other rights created by the fact that the subject property may front on any body of water.
7. Subject to any and all matters of zoning, homestead rights, sheriff's recognizance bonds, provisions of the Wetlands Act of 1973 and/or equity which might affect said property.
8. As to property in located in Section 17 and 20, Township 1 South, Range 7 West, George County, Mississippi, Right-of-Way Agreement between Christina Durkee Boehnlein and James E. Byrd, Jr. and Lisa L. Byrd dated September 15, 2021 filed for record in Land Deed Book 2021, Page 6673 in the Office of the Chancery Clerk of George County, Mississippi.
9. As to property located in Greene County, said property is located on Leaf River and is subject to riparian rights and this opinion excludes any dispute as to the boundaries caused by the change in the location of any water body within or adjacent to the land prior to the Date of Certificate of Title, and any adverse claim to all or part of the land that is, at Date of Certificate of Title, or was previously, under water.
10. Subject to powerline rights-of-way over parcels in Sections 6, 19 & 20, Township 2 North, Range 8 West in Greene County, Mississippi.
11. Property in Section 5 and Section 6, Township 2 North, Range 8 West in Greene County is subject to lack of access by public road or deeded right of way.

This Certificate of Title is for the sole benefit of the above mentioned and for no other party or parties including owners of subject property.

This the 19th day of March, 2025, at 8:00 A.M.



CHERYL K. PIERCE
ATTORNEY AT LAW
FOR SOUTHLAND TITLE, INC