

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, LELAND R. SPEED, do hereby sell, convey and warrant unto DEPOSIT GUARANTY NATIONAL BANK of Jackson, Mississippi, the following described land and property situated in the City of Jackson, First Judicial District of Hinds County, Mississippi, to-wit:

A certain parcel of land being situated in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 6 North, Range 1 East, Hinds County, Mississippi, and being more particularly described by metes and bounds as follows:

Beginning at the intersection of the South line of the dedicated road or street along the North side of that certain property conveyed by W. P. Bridges to the Trustees of Jackson Municipal Separate School District with the Western right of way line of U.S. Highway #51, said School property being described by a deed in Book 818 at Page 562 and the said road or street being described in Deed Book 818 at Page 564, both being recorded in the office of the Chancery Clerk, at Jackson, Mississippi. From said point of beginning run thence Southwesterly along the Western right of way line of said U.S. Highway #51 for a distance of 300 feet; turning to the right through an angle of 80 degrees 30 minutes run Westerly and parallel with the South line of the street along the North side of said School property for a distance of 396 feet to a point which is 150 feet East of the East line of the Street or road which runs along the East side of said School property; thence Northerly and parallel with the said street or road along the East side of said School property for a distance of 295.9 feet to the South line of the Street or road along the North side of said School property; turning thence to the right through an angle of 89 degrees 58 minutes and run Easterly along the south line of said street or road 445.2 feet to the point of beginning.

LESS AND EXCEPT, a parcel of land off of the entire East end of said property conveyed by D. F. Lyle, et al, to State Highway Commission of Mississippi recorded in the aforesaid office in Book 1044, Page 159.

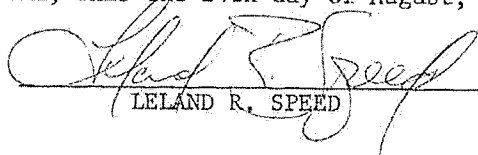
There is excepted from the warranty of this conveyance and this conveyance is expressly made subject to the following:

- A. All zoning ordinances of the City of Jackson, Mississippi.
- B. The terms and conditions of those certain instruments executed to State Highway Commission of Mississippi recorded in Deed Book 566 at Page 565 thereof and in Deed Book 1044 at Page 159 thereof, both in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi.
- C. Those certain easements for right-of-way to Mississippi Power & Light Company recorded in Deed Book 754 at Page 523 thereof and in Deed Book 1048 at Page 75 thereof in the office of the Chancery Clerk of Hinds County, at Jackson, Mississippi.

The Grantee herein assumes and agrees to pay the ad valorem taxes on said property for the year 1967 as well as the present unpaid balance of all municipal special assessment liens against said property.

The above described property constitutes no part of the homestead of the Grantor.

WITNESS MY SIGNATURE, this the 24th day of August, 1967.

  
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 LELAND R. SPEED

STATE OF MISSISSIPPI  
COUNTY OF HINDS

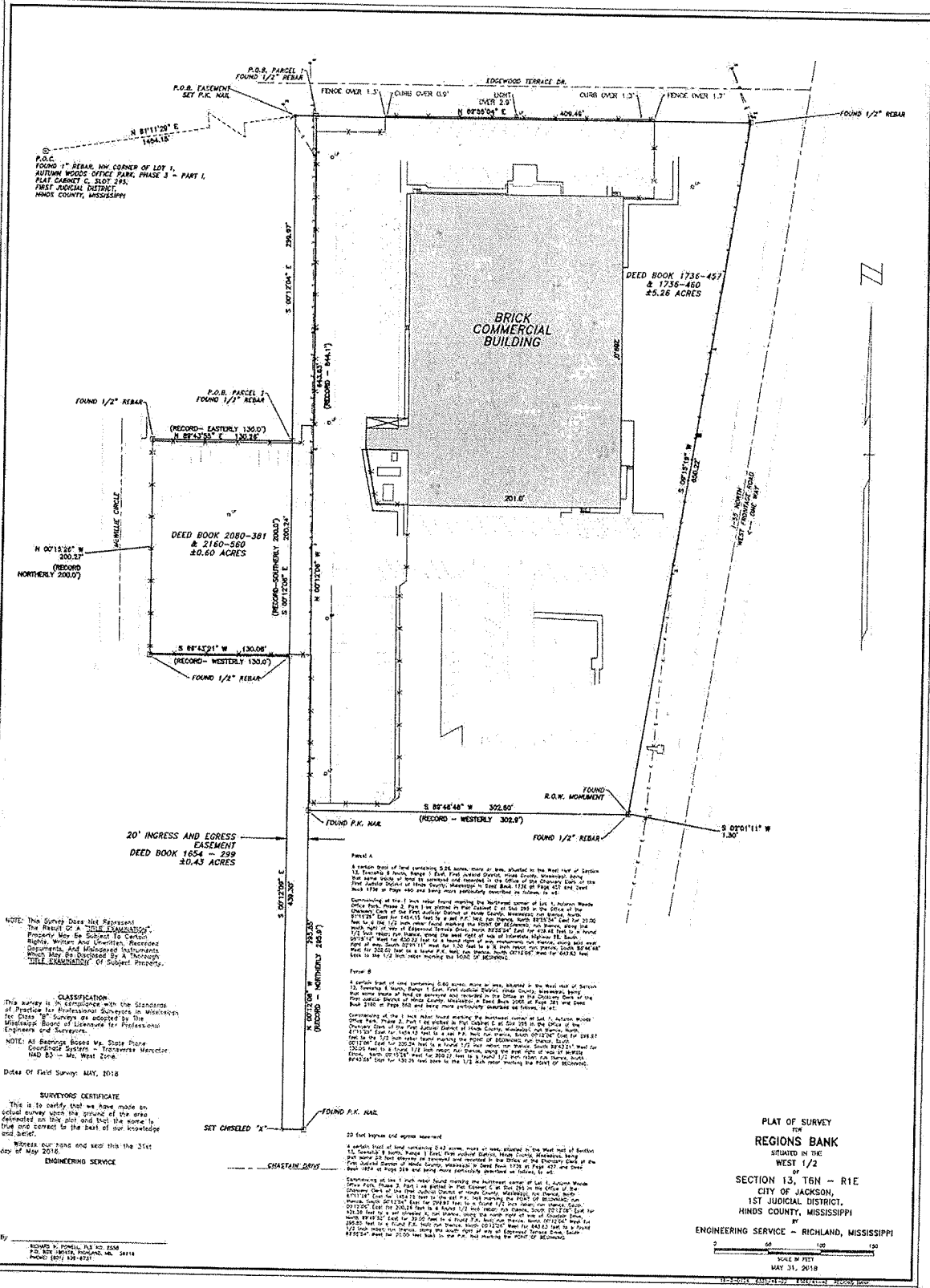
Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, LELAND R. SPEED, who to me acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned.

Given under my hand and seal, this the 10<sup>th</sup> day of January, 1968.

  
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 NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 23, 1970.





P.O.C. FOUND 1/2\"/>

P.O.B. PARCEL 1 FOUND 1/2\"/>

N 07°12'24\"/>

DEED BOOK 2080-301 & 2160-580 ±0.60 ACRES

20' INGRESS AND EGRESS CASEMENT DEED BOOK 1654 - 299 ±0.43 ACRES

NOTE: This Survey Does Not Represent the Result of a "TITLE EXAMINATION". Primary May Be Subject to Certain Rights, Easements and Encumbrances Which May Be Disclosed by a "RECORDS TITLE EXAMINATION" of Subject Property.

CLASSIFICATION: This survey is in compliance with the Standards of Practice for Professional Surveyors in Mississippi for Class "B" Surveys as adopted by the Mississippi Board of Licensure for Professional Engineers and Surveyors.

NOTE: All Bearings Based on State Plane Coordinate System - Transverse Mercator NAD 83 - Ms. West Zone.

Date of Field Survey: MAY, 2018

SURVEYORS CERTIFICATE: This is to certify that we have made an actual survey upon the ground of the area delineated on this plat and that the same is true and correct to the best of our knowledge and belief.

Witness our hands and seal this 31st day of May 2018.

ENGINEERING SERVICE

By: RICHARD H. POWELL, P.E. No. 47, 2004 F.O. 876 (MISS.), MISSISSIPPI PHONE: (601) 539-4721

Parcel A: A certain tract of land containing 0.26 acres, more or less, situated in the West half of Section 13, Township 8 North, Range 1 East, First Judicial District, Hinds County, Mississippi, being the same tract of land as surveyed and recorded in the Office of the Surveyor General of the First Judicial District of Hinds County, Mississippi in Deed Book 1736 of Page 421 and Deed Book 1738 of Page 440 and being more particularly described as follows, to-wit: Commencing at the 1/2 inch iron found marking the northeast corner of Lot 1, Auburn Woods Office Park, Phase 2, Part 1 as shown in Plat Exhibit C of Deed 295 in the Office of the Surveyor General of the First Judicial District of Hinds County, Mississippi, north 89°52'24\"/>

Parcel B: A certain tract of land containing 0.80 acres, more or less, situated in the West half of Section 13, Township 8 North, Range 1 East, First Judicial District, Hinds County, Mississippi, being the same tract of land as surveyed and recorded in the Office of the Surveyor General of the First Judicial District of Hinds County, Mississippi in Deed Book 2006 of Page 281 and Deed Book 2180 of Page 162 and being more particularly described as follows, to-wit: Commencing at the 1/2 inch iron found marking the northeast corner of Lot 1, Auburn Woods Office Park, Phase 2, Part 1 as shown in Plat Exhibit C of Deed 295 in the Office of the Surveyor General of the First Judicial District of Hinds County, Mississippi, north 89°52'24\"/>

PLAT OF SURVEY FOR REGIONS BANK SITUATED IN THE WEST 1/2 OF SECTION 13, T8N - R1E CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI BY ENGINEERING SERVICE - RICHLAND, MISSISSIPPI

