

SAMPLE OF PROPERLY FORMATTED INSTRUMENT

1" Side & Bottom Margins

If instrument is prepared by an attorney, then a MS Bar # must be shown

3" Top Margin For recorder's use

(Top 3 inches reserved for recording data)

Prepared by & Return to Info

PREPARED BY AND RETURN TO:

INDEXING INSTRUCTIONS:

[Qtr/Qtr Section or Lot No.]

phone: _____
MS Bar #: _____

_____ County, Mississippi
[If applicable, judicial district]

Indexing Instructions on first page

GENERAL WARRANTY DEED

This General Warranty Deed, dated _____, is by _____, having a mailing address and telephone number of [mailing address], [phone number] ("Grantor") in favor of _____, having a mailing address and telephone number of [mailing address], [phone number] ("Grantee").

Grantor & Grantee Address & Phone #

Grantor, for and in consideration of the sum of **TEN DOLLARS AND NO/100 (\$10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby **SELL, CONVEY AND WARRANT** to said Grantee [as joint tenants with full rights of survivorship; a married couple, as tenants by the entirety; as tenants in common], all that certain land, situated, lying and being in _____ County, Mississippi (the "Property"), to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Legal Description

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anyway appertaining, to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee, that **SUBJECT TO** and except for (a) ad valorem real property taxes and assessments for the current and subsequent years; and (b) all recorded covenants, conditions, restrictions, reservations (including all oil, gas, and other mineral reservations, royalty reservations, and other mineral conveyances), severances, easements, rights of way, leases and/or any other encumbrances or limitations of record, if any (the "Permitted Exceptions"), the Grantor is lawfully seized of the Property in fee simple; that the

Grantor has good right and lawful authority to sell and convey the Property; that except for the Permitted Exceptions, the Property is free from all encumbrances made by Grantor, and Grantor will warrant and forever defend the same against the lawful claims and demands of all persons and entities.

Current ad valorem taxes on the Property having been prorated, Grantee hereby assumes payment of all ad valorem real property taxes and assessments on the Property for the current year and subsequent years.

Grantor further represents and covenants that no part of the Property, or of any adjacent land, constitutes Grantor's homestead under the constitution and statutes of the State of Mississippi.

The terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and include the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has signed and delivered this Warranty Deed on the date of the acknowledgment below but made effective for all purposes as of the date first above written.

GRANTOR:

TYPE NAME

STATE OF MISSISSIPPI
COUNTY OF _____

[Insert appropriate acknowledgment]

(Notary Stamp)

Notary Public
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

(Legal description to be inserted or attached)

Being all of the property obtained by Grantor herein under [Warranty] Deed dated _____, and filed for record on _____ in the office of the Chancery Clerk of _____ County, Mississippi, in Book _____, Page _____.