



Instrument # 301871

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Becky Buie, Chancery Clerk

Pike County Mississippi

PREPARED BY AND RETURN TO:

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GRANTOR(S):

Deandre Shropshire
5058 Church Road
Magnolia, MS 39652
Telephone: (769) 204-5698

GRANTEE(S):

Melonie Tate
Post Office Box 181
Fernwood, MS 39635
Telephone: (601) 810-3361

INDEXING INSTRUCTIONS:

Lot 6, Block 5, Fernwood Subdivision, Pike County, Mississippi.

STATE OF MISSISSIPPI

COUNTY OF PIKE

SPECIAL 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 and sufficiency of which are hereby acknowledged, I, DEANDRE SHROPSHIRE, do hereby bargain, sell, convey and warrant unto MELONIE TATE the following described real property situated in Pike County, Mississippi, to-wit:

16(2)

Lot 6, Block 5, as shown on the plat and survey of J. E. Carruth, Jr., of Fernwood Subdivision, which plat is on file at Page 10A, Book 2, Pike County, Mississippi, together with all improvements situated thereon and appurtenances thereunto belonging.

AND: One (1) 2005 Waverlee 16 X 80, (3 bedroom/2 bath) mobile home, VIN 17L08956

The above described real property forms no part of the Grantor's homestead.

The warranty of this conveyance is made expressly subject to all restrictive covenants, rights-of-way, easements, and oil, gas and other mineral reservations and exceptions of record affecting the above described property.

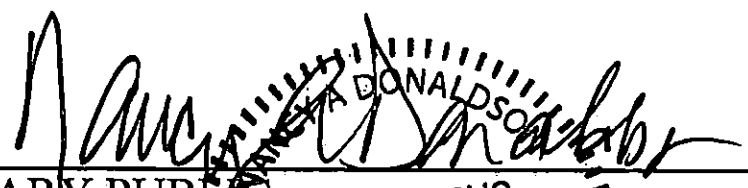
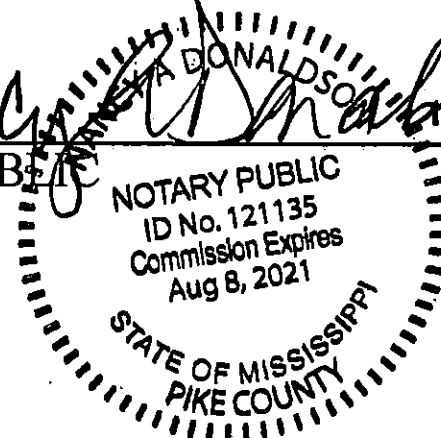
WITNESS MY SIGNATURE, this the 30th day of January, 2020.


DEANDRE SHROPSHIRE

STATE OF MISSISSIPPI

COUNTY OF PIKE

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 30th day of January, 2020, within my jurisdiction, the within named DEANDRE SHROPSHIRE, who acknowledged that he executed the above and foregoing Special Warranty Deed.


NOTARY PUBLIC


My Commission Expires:

8/8/21