



**Instrument # 301871**  
Filed/Recorded 02/07/2020 09:34 A  
2 Pages Recorded  
Becky Buie, Chancery Clerk  
Pike County Mississippi

**PREPARED BY AND RETURN TO:**

MARK R. HOLMES  
ROBISON HOLMES VAN NORMAN PLLC  
Attorneys and Counselors at Law  
Post Office Drawer 1128  
McComb, Mississippi 39649-1128  
Mississippi Bar No. 8965

Telephone: (601) 249-3112  
Facsimile: (601) 684-0566

**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:

6(2)

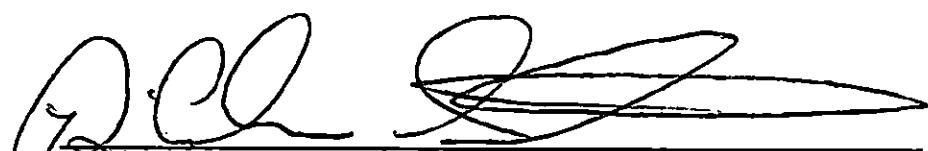
**Lot 6, Block 5, as shown on the plat and survey of J. E. Carruth, Jr., of Fernwood Subdivision, which plat is on file at Page 10A, Book 2, Pike County, Mississippi, together with all improvements situated thereon and appurtenances thereunto belonging.**

**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 30<sup>th</sup> 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 30<sup>th</sup> day of January, 2020, within my jurisdiction, the within named DEANDRE SHROPSHIRE, who acknowledged that he executed the above and foregoing Special Warranty Deed.

My Commission Expires:

8/8/21

