



Instrument # 307683

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Becky Buie, Chancery Clerk

Pike County Mississippi

PREPARED BY AND RETURN TO:

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File Number: 20-15221

GRANTOR(S):

Michael A. Felder
1506 Jones Blvd.
Murfreesboro, TN 37129
Telephone: (615) 648-4926

Randall Bruce Felder
7066 Jacks Creek Lane
Owens Cross Roads, AL 35763
Telephone: (256) 653-1973

Janet Felder Carol Grafton
776 Schaub Avenue
Mobile, AL 36609
Telephone: (251) 605-9067

Brian Lamar Felder
3516 Lancaster Lane
Montgomery, AL 36106
Telephone: (334) 294-8086

GRANTEE(S):

Billy Ray Sartin, Jr. and wife,
Katrina A. Sartin
2078 Garner Road
Summit, MS 39666
Telephone: (601) 303-0182

INDEXING INSTRUCTIONS:

NE 1/4, Section 24, Township 4 North, Range 8 East, Pike County, Mississippi

27)

STATE OF MISSISSIPPI

COUNTY OF PIKE

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, We, MICHAEL A. FELDER, RANDALL BRUCE FELDER, JANET FELDER CAROL GRAFTON AND BRIAN LAMAR FELDER, do hereby bargain, sell, convey and warrant unto BILLY RAY SARTIN, JR. AND WIFE, KATRINA A. SARTIN, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated in Pike County, Mississippi, to-wit:

Based on US State Plane 1983, MS West Zone 2302, GEOID12A, and commencing at a treated post at the intersection of the South right of way line of MS Hwy 570 and the East line of Section 24, Township 4 North, Range 8 East, Pike County, Mississippi and run South 00 degrees 46 minutes 46 seconds West 851.91 feet along the section line to an iron pin; thence run West 1038.60 feet to an iron pin for the point of beginning. Thence continue West 371.07 feet to a railroad spike on the centerline of Garner Road; thence run along said centerline the following two (2) calls: North 05 degrees 09 minutes 51 seconds West 97.20 feet; North 16 degrees 11 minutes 08 seconds West 343.22 feet to the southerly right of way line of MS Hwy 570; thence run North 70 degrees 17 minutes 35 seconds East 505.08 feet along said right of way line to an iron pin; thence run South 596.74 feet, back to the point of beginning. Said parcel contains 5.00 acres, more or less, and being located in the Northeast Quarter of Section 24, Township 4 North, Range 8 East, Pike County, Mississippi.

Grantors will be responsible for the payment of the 2020 ad valorem taxes.

The above described real property forms no part of the Grantors' homesteads.

The Grantors reserve and except from this conveyance all of the oil, gas and other minerals situated in, on and under the above described property.

The above described property shall be restricted against commercial use or use as a mobile home park unless approved by Grantors.

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 OUR SIGNATURES, on this the 29 day of October, 2020.

Michael A. Felder
MICHAEL A. FELDER

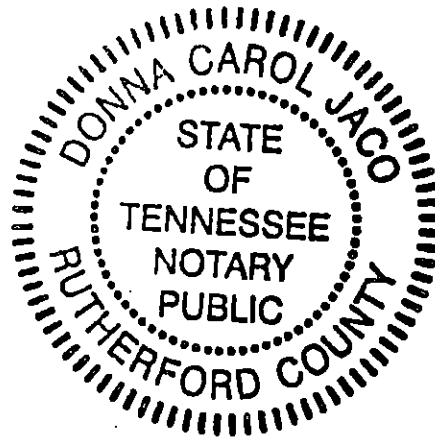
STATE OF Tennessee
COUNTY OF Rutherford

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 29th day of October, 2020, within my jurisdiction, the within named MICHAEL A. FELDER who acknowledged that he executed the above and foregoing Warranty Deed.

Donna Carol JACO
NOTARY PUBLIC

My Commission Expires:

09/21/24



WITNESS OUR SIGNATURES, on this the 29 day of October, 2020.

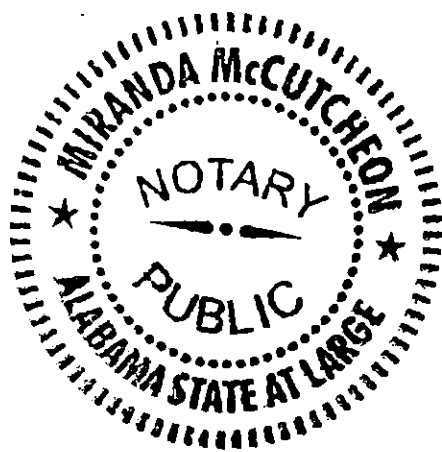

RANDALL BRUCE FELDER

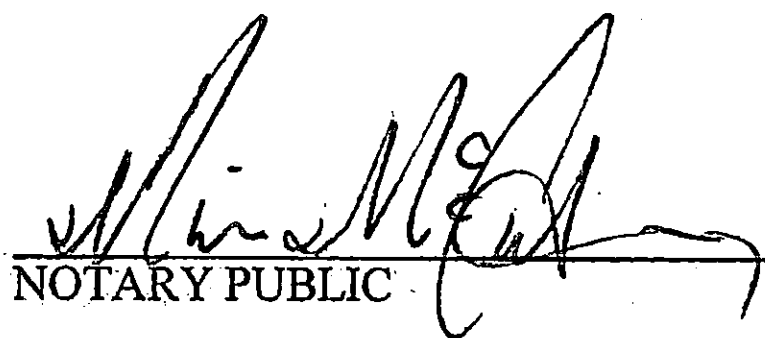
STATE OF Alabama
COUNTY OF Morgan

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 29th day of October, 2020, within my jurisdiction, the within named RANDALL BRUCE FELDER who acknowledged that he executed the above and foregoing Warranty Deed.

My Commission Expires:

10/22/2024




NOTARY PUBLIC

2020. WITNESS OUR SIGNATURES, on this the 31 day of October,

Janet Felder Carol Grafton
JANET FELDER CAROL GRAFTON

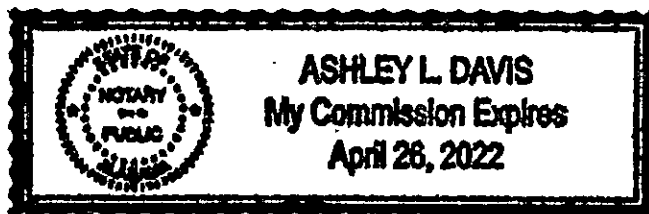
STATE OF ALABAMA
COUNTY OF Mobile

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 31st day of October, 2020, within my jurisdiction, the within named JANET FELDER CAROL GRAFTON who acknowledged that she executed the above and foregoing Warranty Deed.

Ashley L. Davis
NOTARY PUBLIC

My Commission Expires:

4/26/2022



WITNESS OUR SIGNATURES, on this the _____ day of _____,
2020.


BRIAN LAMAR FELDER

STATE OF Alabama
COUNTY OF Montgomery

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said
county and state, on this 29th day of October, 2020, within my jurisdiction,
the within named BRIAN LAMAR FELDER who acknowledged that he executed the above and
foregoing Warranty Deed.


NOTARY PUBLIC

My Commission Expires:

