

WARRANTY DEED

INDEXED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, CLARON DOOLIN SHULTZ and WILMA L. SHULTZ do hereby sell, convey and warrant unto O. WAYNE DUNCAN, all of their unexpired leasehold interest in and to, the following described land and property located in Madison County, State of Mississippi, and being more particularly described as follows, to-wit:

THE UNEXPIRED LEASEHOLD ESTATE IN AND TO:  
Unit 50 and an undivided interest in the common areas (and all other rights thereunto pertaining) of The Breakers, a Condominium, according to the Plan of Condominium for such project, the plats and exhibits attached thereto, as recorded in Book 466 at Page 200, and as amended and supplemented in Book 491 at Page 576, and in Book 503 at Page 21; and the plats of record in Plat Cabinet B, Slide 39, and in Plat Cabinet B, Slide 49, and in Plat Cabinet B, Slide 53, and in Plat Cabinet B, Slide 54, in the office of the Chancery Clerk of Madison County at Canton, Mississippi.

The Grantee by Acceptance hereof and by agreement with Grantors, hereby expressly assume and agree to be bound and comply with all of the covenants, terms, provisions and conditions set forth in the Declaration and Plat, and any amendments pursuant thereto, including but not limited to, the obligation to make payments of assessments for the maintenance and operation of the common areas which may be levied against members of the Breaker's Homeowners Association.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to pay on the basis of an actual proration.

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

WITNESS THE SIGNATURES OF THE GRANTORS this the 15th day of December, 1987.

Claron D. Shultz  
CLARON DOOLIN SHULTZ

Wilma L. Shultz  
WILMA L. SHULTZ

STATE OF MICH  
COUNTY OF WAYNE

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named CLARON DOOLIN SHULTZ AND WILMA L. SHULTZ, who acknowledged to me that they signed and delivered the above and foregoing instrument of writing as their act and deed.

GIVEN under my hand and official seal this the 15 day of December, 1987.

*Timothy J. O'Neil*

Notary Public

My commission expires: \_\_\_\_\_

*Timothy J. O'Neil*  
Notary Public, Wayne County, MI  
My Commission Expires Oct. 28, 1991  
Acting in Oakland County, MI

GRANTORS ADDRESS:  
22214 Solamon Blvd.  
Novi, Michigan 48050  
Phone: 313-344-1763

GRANTEE'S ADDRESS:  
50 Breakers Lane  
Ridgeland, Ms 39157  
Phone: 856-5035

STATE OF MISSISSIPPI, County of Madison:

Billy V. Cooper, Clerk of the Chancery Court of Said County, certify that the within instrument was filed for record in my office on the 22 day of December, 1987, at 9:00 o'clock A.M., and was duly recorded on the 23 day of December, 1987, Book No 235, on Page 21, in my office.

Witness my hand and seal of office, this the 23 day of December, 1987, 1987.

BILLY V. COOPER, Clerk

By *N. Wright*, D.C.

