

For Release & Authority to Cancel  
See Book 8 Page 11  
Billy V. Cooper CC  
By: J Cole DC  
4-10-92

BOOK 8 PAGE 07

(SENATE BILL NO 2016 REGULAR SESSION 1962)

79950

STATE OF MISSISSIPPI

COUNTY OF MADISON

NOTICE is hereby given that Bob Pyron Plumbing & Heating Co., Inc. does hereby claim a lien on the following described property situated in the County of Madison, State of Mississippi to-wit:

SEE Exhibit "A"

The aforesaid lien is in the amount of \$ 1,765<sup>00</sup>, which is the unpaid balance of labor and materials furnished in the construction of the improvements on the above described property, which labor and materials were performed and furnished at the request of the owner of said property, Perry Newton Coy' DBA Southern Door and Hardware

Suit has not been filed. The contract has not been filed or recorded.

WITNESS MY SIGNATURE THIS THE 10 DAY OF March, 1992

Bob Pyron Plumbing & Heating Co., Inc.  
BY: Bob Pyron Pres.

Sworn to and subscribed before me this the 10 day of March, 1992

Billy V. Cooper Chancery Clerk  
Chancery Clerk,  
BY: J Cole D.C.

My Commission Expires:  
1-1-96

9

~~Exhibit~~  
Exhibit "A"

BOOK 259 PAGE 197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, 68670 the receipt and sufficiency of which are acknowledged, UNDERWOOD DEVELOPMENT COMPANY, a Mississippi corporation in good standing, Grantor, does hereby grant, sell, convey and warrant unto, PERRY NEWTON COX, Grantee, subject to the matters and reservations hereinafter set forth, the following described property lying and being situated in Madison County, Mississippi, and being more particularly described as follows:

A parcel of land situated in the Southwest one-quarter of Section 35, Township 7 North, Range 1 East, Madison County, Mississippi. The said parcel being more particularly described as follows:

Commence at the Northeast corner of the Southwest one-quarter of the aforesaid Section 35, Township 7 North, Range 1 East, Madison County, Mississippi, and run thence Southerly along the East boundary of said Southwest one-quarter of Section 35 for a distance of 14.5 feet to the intersection of said East boundary of the Southwest one-quarter of Section 35 with the centerline of Interstate Highway No. 220 according to the right-of-way of Federal Aid Project 1-1G-220-3 (2) 41 for Hinds and Madison Counties, between Interstate No. 20 and Interstate No. 55, Sheet 9 of 10, as prepared by the Mississippi State Highway Department; run thence South 50 degrees 31 minutes 30 seconds West along said centerline of Interstate Highway 220 for a distance of 2,034 feet to a point; run thence North 39 degrees 28 minutes 30 seconds West for a distance of 230.0 feet to a concrete monument, opposite the centerline station 697 + 00 and on the West right-of-way line of Interstate Highway 220, according to the aforesaid right-of-way map; run thence North 50 degrees 31 minutes 30 seconds East along the said West right-of-way line of Interstate Highway 220 for a distance of 900.09 feet to the point of Intersection of the said West right-of-way line of Interstate Highway 220 with the South right-of-way line of East Marketridge Drive, as said street exists this date; run thence North 39 degrees 28 minutes 30 seconds West along the said South right-of-way line of East Marketridge Drive for a distance of 95.54 feet to a point; run thence North 47 degrees 58 minutes 30 seconds West along the said South right-of-way line of East Marketridge Drive for a distance of 411.02 feet to the point of beginning of the herein described parcel; continue thence North 47 degrees 58 minutes 30 seconds West along the said South right-of-way line of



Exhibit "A"

East Marketridge Drive for a distance of 181.0 feet to a point; run thence South 56 degrees 04 minutes 00 seconds West for a distance of 158.08 feet to a point; run thence South 59 degrees 04 minutes 28 seconds West for a distance of 99.07 feet to a point; run thence South 38 degrees 14 minutes 30 seconds East for a distance of 144.64 feet to a point; run thence South 66 degrees 58 minutes 30 seconds East for a distance of 111.95 feet to a point; run thence North 42 degrees 01 minutes 28 seconds East for a distance of 236.08 feet to the point of beginning and containing 1.268 acres, more or less.

BOOK 269 PAGE 198

This conveyance is made subject to and there is excepted from the warranty hereof, the following:

1. Ad valorem taxes for the year 1991 constitute a lien on subject property but are not due and payable until January, 1992.
2. Zoning ordinances of City of Jackson, Mississippi.
3. Reservations and conveyances by predecessors in title to Grantor of any oil, gas and other minerals and royalties.
4. Rights-of-way to Mississippi Power and Light Company recorded in Book 34 at Page 159 and Book 50 at Page 210, amended in Book 249 at Page 431, 434, 437 and Book 270 at Page 72.
5. Protective Covenants and Conditions as recorded in Book 624 at Page 177 and Subordination of Maintenance Assessment recorded in Book 633 at Page 359.

Grantor reserves unto itself, its successors and/or assigns all oil, gas and other minerals lying in, on and under the above described property not heretofore reserved or conveyed by predecessors in title, without surface rights of ingress and egress.

It is understood and agreed that the taxes for the year 1991 will be prorated by Grantor and Grantee as of the date of this deed upon receipt of actual tax statements. Grantee assumes and agrees to pay ad valorem taxes and assessments becoming a lien after the date of this conveyance.

Grantor reserves for itself, its successors and assigns the right of architectural control and site plan approval over any improvements constructed or placed upon the above described property. No construction shall commence nor shall any alteration be made in the exterior of any improvement without the prior written approval of Grantor, its successors or assigns,

STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 10 day of March, 1992, at 4:50 o'clock P.M., and was duly recorded on the MAR 10 1992, Book No. 8, Page 07.

BILLY V. COOPER, CHANCERY CLERK

BY: J. Cole D.C.

