

172813

(SENATE BILL NO 2016 REGULAR SESSION 1962)

BOOK

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STATE OF MISSISSIPPI

COUNTY OF MADISON

NOTICE is hereby given that Eudell Evans

_____ 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 \$ 7410.00, which is
the unpaid balace 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,

Park Royal Development Company Inc.

Suit has not been filed. The contract has not been filed or re-
corded.

WITNESS MY SIGNATURE THIS THE 23 DAY OF Aug 95,
19__.

Eudell Evans

BY: _____

_____ and subscribed before me this the 23 day of August,
1995

Stuart Duncan, Chancery Clerk
Chancery Clerk

BY: Chalker D.C.

My Commission Expires:

1-1-96

Exhibit A

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89445

STATE OF MISSISSIPPI

WARRANTY DEED

COUNTY OF MADISON

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, EUDELL EVANS and wife, WILMA JEAN EVANS and ZELMA S. EVANS, GRANTORS, do hereby sell, convey and warrant unto PARK ROYAL DEVELOPMENT COMPANY, INC., a Delaware corporation, GRANTEE, the following description real property, lying and being situated in Madison County, Mississippi, and being more particularly described as follows, to-wit:

Being a parcel of land containing 57.55 acres, (2,507,067 Square Feet), more or less, and being located in the Southwest Quarter of the Northeast Quarter and in the East Half of the Southeast Quarter of the Northwest Quarter and in the East Half of the Northeast Quarter of the Northwest Quarter of Section 36, Township 8 North, Range 1 West, Madison County, Mississippi, and being part of Eudell Evans property as described by deeds recorded in Book 117 at page 555; Book 216 at page 665, and Book 297 at page 224 of the Chancery Clerk's office of said County. Said 57.55 acre parcel being more particularly described as follows:

Commence at a fence post marking the accepted Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 36, Township 8 North, Range 1 West, and being the Northeast corner of said Eudell Evans property; thence run West along the North line of said Evans property for a distance of 322.01 feet to an iron pin set for the Point of Beginning; thence continue West along the North line of said Evans property for a distance of 1,164.23 feet to a set iron pin; thence North for a distance of 1,320.00 feet to a set iron pin at the Northeast corner of said Evans tract as described in the aforementioned deed recorded in Book 117, at page 555; thence West along the most Northerly line of said Evans tract, for a distance of 495.00 feet to a set iron pin; thence South for a distance of 2,640.00 feet to a set iron pin at the Southwest corner of said Evans tract as described in the aforementioned deed recorded in Book 297 at page 224; thence East for a distance of 1,619.52 feet to the centerline of Robinson Springs Road, as it is now laid out and exists, (5-12-92), as a paved county road; thence North 66 degrees 26 minutes 11 seconds West along said centerline for a distance of 48.30 feet to a point of curvature of a curve to the left; thence Northwesterly along the arc of said curve to the left and centerline of Robinson Springs Road, a distance of 230.83 feet to a point. Said curve having a radius of 2,864.79 feet, a central angle of 04 degrees 37 minutes 00 seconds, and a chord length of 230.77 feet bearing North 68 degrees 44 minutes 41 seconds West; thence continuing along said centerline, North 71 degrees 03 minutes 11 seconds West, a distance of 53.75 feet to a point; thence departing said centerline, North 05 degrees 39 minutes 11 seconds East for a distance of 905.44 feet to a set iron pin; thence North 41 degrees 07 minutes 45 seconds East, a distance of 396.35 feet to the Point of Beginning, containing 57.55 acres, (2,507,067 Square Feet), more or less.

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LESS AND EXCEPT 3.37 acres, more or less, for Robinson Springs Road right-of-way as calculated from drawings obtained from Division of State Aid Road Construction, Mississippi Highway Department, project SAP45(27), sheets 5 & 6 of 6.

This conveyance is made subject to all prior mineral transfers and reservations, and rights-of-way and easements of record, not meaning to impose any by this language.

It is the intention of the Grantor, Zelma S. Evans, to convey her life estate in and to the above described property.

WITNESS OUR SIGNATURE(S) this the 4th day of August, A.D., 1992.

Eudell Evans
EUEDELL EVANS

Wilma Jean Evans
WILMA JEAN EVANS

Zelma S. Evans
ZELMA S. EVANS

STATE OF Mississippi
COUNTY OF Madison

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for said County and State, EUEDELL EVANS and wife, WILMA JEAN EVANS, and ZELMA S. EVANS, who acknowledged that they signed and delivered the foregoing WARRANTY DEED on the day and year therein mentioned as their own voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 6 day of August, A.D., 1992.

Elmer R. Funcher
NOTARY PUBLIC

(S E A L)

MY COMMISSION EXPIRES: November 13, 1995

Grantor: Rt. 1, Box 172 Robinson Springs Road, Flora MS
tel# - none

Grantor: 1013 Centre Road, Wilmington, Delaware 19805 (tel. # 305-261-0500)



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 6 day of Aug, 1992, at 2:25 o'clock P M., and was duly recorded on the AUG 06 1992, Book No. 323, Page 541.

BILLY V. COOPER, CHANCERY CLERK BY: M. Nicks D.C.



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 23 day of Aug, 1992, at 10:30 o'clock a M., and was duly recorded on the AUG 23 1995, Book No. 9, Page 246.

STEVE DUNCAN, CHANCERY CLERK

BY: Carla D.C.