

6277

INDEXED

CONSTRUCTION LIEN NOTICE

BOOK 6 PAGE 90

STATE OF MISSISSIPPI

COUNTY OF MADISON

NOTICE is hereby given that John Axtell d/b/a Axtell's Specialties does hereby claim a lien pursuant to Section 85-7-131, Mississippi Code of 1972, Annotated, as amended, against on the following described property in Madison County, Mississippi.

See Attached Exhibit "A".

The aforesaid lien is in the amount of Two Thousand Two Hundred Twenty-one and 42/100 (\$2,221.42) Dollars, which is the unpaid balance of fees for materials furnished by Axtell's Specialties to Lynell B. Brown for carpet, padding, a mirror and other supplies and materials utilized in the construction of a residence located on the subject property.

Suit has not been filed and no contract has been filed of record.

WITNESS MY SIGNATURE on this the 30th day of

June, 1988.

AXTELL'S SPECIALTIES

BY:

John C. Axtell

SWORN TO AND SUBSCRIBED BEFORE ME, this the 30th day of

June, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

8-27-91

B3062901

Satisfied and Cancelled
this 9th Day of Jan 1990

John C. Axtell

Attest: 11/9/90

Billy V. Cooper Chancery Clerk

By Mick Soule Deputy

BOOK 230 PAGE 697

WARRANTY DEED

INDEXED

6260

For a valuable consideration not necessary here to mention cash in hand paid to the grantors by the grantees herein, the receipt and sufficiency of which are hereby acknowledged, we, WILEY HOLLEMAN, JR., and MARTHA BARNES HOLLEMAN, husband and wife, do hereby convey and warrant unto LYNELL BRUCE BROWN and MERLINDA BROWN, as joint tenants with rights of survivorship and not as tenants in common, subject to the terms and provisions hereof, that real estate situated in Madison County, Mississippi, described as:

A parcel of land containing 1.0001 acres, more or less, situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 7 North, Range 1 East, Madison County, Mississippi, more particularly described as:

Commencing at the Northwest corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 7 North, Range 1 East, Madison County, Mississippi, and thence run North 89 degrees 43 minutes East 1153.39 feet to a point on the West line of Livingston Road; thence along the said West line of Livingston Road South 05 degrees 00 minutes East 247.53 feet; thence South 13 degrees 16 minutes East 260.44 feet; thence South 17 degrees 40 minutes East 140.86 feet to the point of beginning of the property herein described, and from said point of BEGINNING run thence South 83 degrees 34 minutes 16 seconds West 273.19 feet; thence South 148.06 feet; thence North 83 degrees 34 minutes 16 seconds East 319.00 feet to a point on the West line of Livingston Road; thence North 17 degrees 40 minutes West 150.00 feet to the point of beginning.

A plat of the above described property prepared by Carl Lee Davis, Registered Land Surveyor, dated July 22nd, 1987, is attached hereto as Exhibit "A" and reference to said plat is here made in aid of and as a part of the foregoing description.

This conveyance is executed subject to:

- (1) Zoning Ordinances and/or Governmental Regulations applicable to the above described property.
- (2) Ad valorem taxes for the year 1987 which shall be paid by the grantors when the same become due and payable.
- (3) Exception of such oil, gas, and mineral rights as may now be outstanding of record.
- (4) Right-of-way and easement executed by Walter Payton and Irene L. Payton to Texas Eastern Transmission Corporation, dated March 22, 1955, filed April 6, 1955, recorded in Land Record Book 61 at Page 227 thereof in the Chancery Clerk's Office for said county.

EXHIBIT A



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 30 day of June, 1988, at 1010 o'clock A M., and was duly recorded on the JUN 30 1988, Book No. 6, Page 90.

BILLY V. COOPER, CHANCERY CLERK BY: S Cole D.C.