

for authority to cancel.
See Book 9 Page 364
Steve Duncan C.C.

179022

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Bj: Scol DC

4-23-96

1720

(SENATE BILL NO 2016 REGULAR SESSION 1962)

STATE OF MISSISSIPPI

COUNTY OF MADISON

NOTICE is hereby given that BOMART HEATING + AIR CONDITIONING, INC.
P.O. Box 4587 JACKSON, MS 39296
PL. 601-366-1516 does hereby claim a lien on the following
described property situated in the County of Madison, State of Mississippi
to-wit: LOT 123 DEERFIELD PHASE 1

COPY OF DEED ATTACHED

The aforesaid lien is in the amount of \$ 3825⁰⁰, 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,

WAYNE EVANS

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

WITNESS MY SIGNATURE THIS THE 18 DAY OF OCTOBER,

1996

BOMART HEATING + AIR
CONDITIONING, INC.

BOWDEN L. PALMER Jr V-PRES

BY: Bowden L. Palmer, Jr. V.Pres.

Sworn to and subscribed before me this the 18th day of October,

Steve Duncan
Chancery Clerk

BY: L. Lewis D.C.

My Commission Expires:

1-1-96

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, FIRST JACKSON SAVINGS BANK, FSB, does hereby grant, bargain, sell, convey and specially warrant unto WAYNE EVANS, the following described land lying and being situated in Madison County, State of Mississippi, to-wit:

Lot 123, Deerfield, Phase I, a subdivision according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet "B" at Slide 36, reference to which is hereby made in aid of and as a part of this description.

AND FOR THE SAME CONSIDERATION as hereinabove recited the Grantor herein does hereby transfer, assign and set over unto the Grantee herein all of said Grantor's claims and notes representing the indebtedness heretofore secured by liens on the property hereinabove described, which said liens have been heretofore foreclosed.

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, then the grantor agrees to pay to said grantee or his assigns any deficit on an actual proration.

THIS CONVEYANCE is made subject to unpaid taxes and assessments, if any.

THIS CONVEYANCE is made subject to any and all recorded building restrictions, right of ways, easements, restrictive covenants, or mineral reservations or conveyances applicable to the above described property.

IN WITNESS WHEREOF, First Jackson Savings Bank, FSB, has caused this instrument to be signed in its name by its undersigned officer, this the 2nd day of May, 1988.

FIRST JACKSON SAVINGS BANK, FSB

BY: Howard M. Dunn
Senior Vice-President

STATE OF MISSISSIPPI, COUNTY OF MADISON:



I certify that the within instrument was filed for record in my office this 18th day of October, 1988, at 12:15 o'clock P.M., and was duly recorded on the OCT 18 1988, Book No. 9, Page 268.

STEVE DUNCAN, CHANCERY CLERK

BY: L. H. Dunn D.C.