



1 inch = 417 feet



For Assessment Purposes Only

Yalobusha County Mapping Department

Time: 4:37:01 PM

Date: 1/8/2021



944

17-06-23-405

STATE OF MISSISSIPPI
COUNTY OF YALOBUSHA
FIRST JUDICIAL DISTRICT

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other

consideration both good and valuable, the receipt and sufficiency of which is hereby

acknowledged, We, the undersigned **JAMES W. KIMBLE** and wife, **MAE T. KIMBLE**, do

hereby grant, bargain, sell, convey and warrant unto

JAMES W. KIMBLE JR.

all our rights, title and interest in and to the following described property herein; the following described tract or parcel of land lying or being situated in the First Judicial District of Yalobusha County, Mississippi, and being more particularly described as follows, to-wit:

DESCRIPTION:

BEGIN IN THE CENTER OF THE OLD COFFEEVILLE TO OAKLAND ROAD, LOCATED 663.3 FEET NORTH AND 1991.4 FEET EAST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, OF THE FIRST JUDICIAL DISTRICT OF YALOBUSHA COUNTY MISSISSIPPI, AND RUN N 21°48'33"E 1193.65 FEET; THENCE S 65°07'02"E 144.28 FEET; THENCE S 18°10'48"W 1204.67 FEET; THENCE N 63°56'59"W 220.92 FEET TO THE POINT OF BEGINNING CONTAINING 5.0 ACRES, MORE OR LESS, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23.

ALSO A PERPETUAL EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY FOR PURPOSES OF INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY WHICH SAID EASEMENT IS DESCRIBED AS :

BEGINNING ON THE EAST RIGHT OF WAY OF THE SHILOH ROAD AT THE NORTHWEST CORNER OF A 3 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN BOOK D 22 AT PAGE 275. LOCATED 2688.7 FEET NORTH AND 1061.8 FEET EAST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH. RANGE 5 EAST; THENCE N 49°52'2"E 50.00 FEET ALONG THE RIGHT OF WAY; THENCE S 41°08'10" E 625.34 FEET TO A 5/8" REBAR IN PLACE; THENCE S 47°04'19" W 12.20 FEET TO A 5/8" REBAR IN PLACE THENCE S 65°07'02"E 848.20 FEET ALONG THE NORTH LINE OF A 40.35 ACRE TRACT RECORDED IN BOOK D 53 AT PAGE 310; THENCE S 42°57'52"W 36.00 FEET TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED 5 ACRES; THENCE N 65°07'02"W 852.75 FEET ALONG THE NORTH LINE OF THE ABOVE 5 ACRE TRACT TO A 5/8" REBAR IN PLACE; THENCE N 41°08'56"W 626.16 FEET TO THE POINT OF BEGINNING. CONTAINING 1.4 ACRES, MORE OR LESS.

This conveyance is subject to any right of way easements for public roads and utilities and any prior conveyances of oil, gas and minerals.

SUB / DIV. No.	
TOWNSHIP	25
RANGE	5
PAGE	275
CON.	