
Prepared by:

Return to:

State of Mississippi

County of _____
_____ Judicial District

WARRANTY DEED

[Separate Property or Joint Property to Joint Tenancy]

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

Name:

Address:

City/State/Zip:

Telephone:

☐ Married ☐ Unmarried

Name:

Address:

City/State/Zip:

Telephone:

☐ Married ☐ Unmarried

hereinafter called the "Grantor", whether one or more, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby CONVEY and WARRANT unto

Name:

Address:

City/State/Zip:

Telephone:

☐ Married ☐ Unmarried

Name:

Address:

City/State/Zip:

Telephone:

☐ Married ☐ Unmarried

Warranty Deed

as joint tenants with rights of survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in _____ County, State of Mississippi, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full, or
- ☐ Legal Description:

Indexing Instructions:

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named Grantees, their successors and assigns forever; and Grantor herein hereby binds itself, its successors, assigns, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the above named Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

If Grantees are a married couple, TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This conveyance is subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes as of the date of sale have been prorated between Grantor(s) and Grantees and are assumed by Grantees herein.

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Date: _____

Grantor

Type or Print Name

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, _____, within my jurisdiction, the within named _____, who acknowledged that (he/she/they) executed the above and foregoing instrument.

Notary Public

Printed Name: _____

My Commission Expires: _____

Date: _____

Grantor

Type or Print Name

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for said county and state, on this _____ day of _____, _____, within my jurisdiction, the within named _____, who acknowledged that (he/she/they) executed the above and foregoing instrument.

Notary Public

Printed Name: _____

My Commission Expires: _____

Warranty Deed

EXHIBIT A