
Prepared by:

Return to:

State of Mississippi

County of _____
_____ Judicial District

WARRANTY DEED

[Parent(s) to Child with Reservation of Life Estate(s)]

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

Parent(s), hereinafter referred to as "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

Warranty Deed

hereinafter "Grantee", the following described real property situated and located in the _____
Judicial District of _____ County, Mississippi, more particularly and certainly described as
follows:

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

Indexing Instructions:

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Public
Records of _____ County, Mississippi.

SUBJECT to:

- ☐ Life Estates retained by _____ and
_____, Grantors, to run consecutively. It is the express
intention of the Grantors that the ending of one Life Estate shall in no way affect the
remaining Life Estate, or
☐ Life Estate retained by _____, Grantor.

This conveyance is further 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 and Grantee and are
assumed by Grantee herein.

Date: _____

First Grantor

Warranty Deed

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: _____

Second 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

Warranty Deed