

Prepared by:
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INDEXING INSTRUCTIONS: Index as part of the NW ¼ of the NE ¼ of Section 10, Township 4 North, Range 13 West, and Lots 1, 2, and 3, Block 10, Hardy and Scott Survey to the City of Hattiesburg, Forrest County, Mississippi.

STATE OF MISSISSIPPI
COUNTY OF FORREST

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged and confessed and for the purpose of making a donation, I,

**Linda K. Colson
2901 Inverness Place
Pensacola, FL 32503
(850-438-2715)**

Grantor

do hereby donate, convey and warrant specially unto

**The City of Hattiesburg, Mississippi,
a Mississippi Municipality
P. O. Box 1898, 200 Forrest Street
Hattiesburg, Mississippi 39401-1898
(601-545-4501)**

Grantee

the real property lying and being situated at 512 and 514 East Pine Street in the City of Hattiesburg, Forrest County, Mississippi, described as follows, to-wit:

PARCEL 1:

A part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 4 North, Range 13 West, in the City of Hattiesburg, County of Forrest, State of Mississippi, more particularly described as commencing at the intersection of the center lines of East Pine Street and Ryan Street in said City as now constructed, and run thence in a Southwesterly direction along the center line of East Pine Street a distance of 85 feet 9 1/2 inches; thence run in a Northwesterly direction parallel with the center line of Ryan Street to the Northwesterly boundary line of East Pine Street to and for a Point of Beginning; and from said Point of Beginning run thence in a Northwesterly direction parallel with the center line of Ryan Street for a distance of 19

feet 2 inches to the Southeasterly line of Lot 1 in Block 10 of a survey known as the Hardy and Scott Survey of the City of Hattiesburg, Forrest County, Mississippi; thence continue in a Northwesterly direction parallel with Ryan Street and along the property line separating the tract herein described and the tract formerly owned by Claude F. Pittman and Homer W. Pittman adjacent thereto for a distance of 120 feet to the dividing line between Lots 3 and 4 of Block 10 of said Hardy and Scott Survey; thence run in a Northeasterly direction and along the dividing line separating said Lots 3 and 4, and a continuation thereof, parallel with East Pine Street for a distance of 70 feet 4 inches to the Southwesterly boundary line of Ryan Street; thence run in a Southeasterly direction and along the Southwesterly boundary line of Ryan Street for a distance of 139 feet 2 inches to the Northwesterly boundary line of East Pine Street; and then run in a Southwesterly direction along the Northwesterly boundary line of East Pine Street a distance of 70 feet 4 inches to said Point of Beginning.

The tract of land above described, which is conveyed hereby, is also sometimes described as the Northeast Half of Lots 1, 2, and 3 of Block 10 of said Hardy and Scott Survey and is all of the property owned by the Grantor and located at the intersection of the Northwesterly line of East Pine Street and the Southwesterly line of Ryan Street and is bounded on the Northeast by Ryan Street, on the Southeast by East Pine Street, on the Southwest by the property formerly owned by Claude F. Pittman and Homer W. Pittman, and on the Northwest by the property of T. L. Harris.

Together with all improvements thereon and appurtenances thereunto belonging.

PARCEL 2:

Lots 1, 2, and 3 in Block 10 of the Hardy and Scott Survey to the City of Hattiesburg in Forrest County, Mississippi, less the Northern or Northeast one-half (1/2) of said Lots 1, 2, and 3 in Block 10 of said Survey, being a parcel of land fronting on East Pine Street 55 feet and extending back a distance of 120 feet, more or less, and being the Southwest one-half (1/2) of Lots 1, 2, and 3 in Block 10 of the Hardy and Scott Survey, City of Hattiesburg, in Forrest County, Mississippi; and also, an undivided one-half (1/2) interest in and to the Southern or Southwestern wall of the building now situated on the Northeast one-half (1/2) of said Lots 1, 2, and 3 of Block 10 of the Hardy and Scott Survey to the City of Hattiesburg, in Forrest County, Mississippi; together with all improvements on all of the above and foregoing described property, and the appurtenances thereunto belonging.

LESS AND EXCEPT any of the oil, gas, and other minerals of like kind and character in, on, and under the above-described property which have been heretofore excepted, reserved, or conveyed by prior owners in the chain of title.

The tract of land above described, which is conveyed hereby, is also sometimes described as the Northeast Half of Lots 1, 2, and 3 of Block 10 of said Hardy and Scott Survey and is all of the property owned by the Grantor and located at the intersection of the Northwesterly line of East Pine Street and the Southwesterly line of Ryan Street and is bounded on the Northeast by Ryan Street, on the Southeast by East Pine Street, on the Southwest by the property formerly owned by Claude F. Pittman and Homer W. Pittman, and on the Northwest by the property of T. L. Harris.

This conveyance and the special warranty hereof are subject to any valid and existing mineral leases, exceptions, reservations, and conveyances, and to any existing easements, grants, or rights-of-way for public roads, streets, and alleys and for electric, telephone, gas, water, drainage, sewage, or similar utility purposes which affect or relate to the above-described property.

This conveyance and the special warranty hereof are also subject to any party wall agreements which affect or relate to and remain in effect with respect to the above described property.

The premises situated on the above described property are conveyed to and accepted by the Grantee in their present "as is" condition.

The above described property is no part of the exempt homestead of the Grantor.

The Grantee assumes and agrees to pay all outstanding ad valorem taxes on the above described property as and when the same become due and payable.

IN TESTIMONY WHEREOF, Witness the Signature of the Grantor on this the 16th day of February, A.D., 2017.

Linda K. Colson
Linda K. Colson

Grantor

STATE OF FLORIDA

COUNTY OF Escambia

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Linda K. Colson, who acknowledged that she signed, executed, and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein set forth.

GIVEN under my hand and official seal of office on this the 16 day of February, A.D., 2017.

Dimla
Notary Public

My Commission Expires:

may 25, 2019

