

101D-00-025.00 Card 1 of 3
 Alt: Map:
 TD 5110 STR 02 18N 14E Block 00
 522 UNIVERSITY DR
 Field Work by /00/

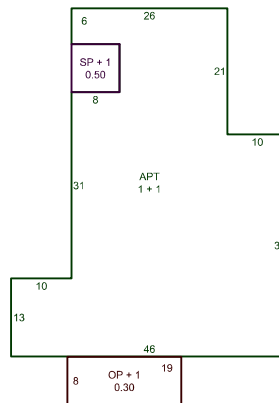
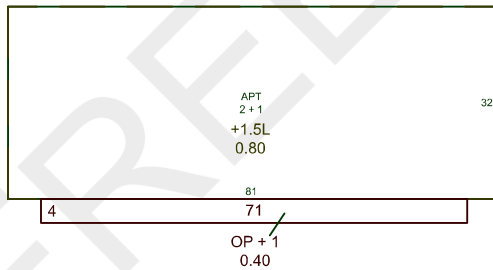
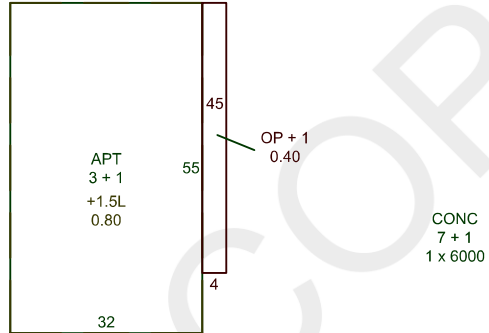
Date Printed 09/18/2023
 Oktibbeha County Tax Assessor
 Card 1 of 3
 PPIN 11582

A & M PROPERTIES LLC
 523 E GILLESPIE ST
 STARKVILLE MS 39759
 Exempt Code
 LOT 30 BLK A NASHDALE
 2004/2817 2004/2833
 MAP 101D DB/PG 539/663 749/504
 DEED-2004 2833 04/15/2004
 DEED-2004 2817 04/15/2004

Land Value 60000
 Buildings 342470
 Total Value 402470
 Lot Size 95X278
 Acres Use Code 1130

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value	C								
	1.00X 1	60000				60000.00	60000	2								
Bld Type	Foun dati	Class	Uni	Clas	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	Year G% Buil	Value	SL	T C	Old Value	
1	DUPLX	PIER	H/D	109	1944	2022	38.79	42.28	49.47	113174	50 1940	56590	35	2	52720	
2	MULTI-FAMILY	SLAB	H/D	115	2592	4780	38.28	44.02	51.50	274204	60 1975	164520	67	2	153280	
3	MULTI-FAMILY	SLAB	H/D	115	1760	3240	39.05	44.91	52.54	189263	60 1975	113560	67	2	105800	
7	CONCRETE PAVING	L			6000	6000	2.78	2.78	3.25	19500	40 1975	7800	50	2	7270	
Extras																
												1	FHA/AC (AP)	11236		
Exterior Walls		Roof Type			Roof Material			Floors								
1	W/SHTN /BRK/VN	36	GABLE		8	ASP SHINGLE		4	TERRAZZO		9	1	TOTAL EXTR	13146		
2	BRICK VENEER	38	GABLE		8	ASP SHINGLE HD		5	CARPET & U.		12	2	FHA/AC (AP)	23961		
3	BRICK VENEER	38	GABLE		8	ASP SHINGLE HD		5	CARPET & U.		12	2	TOTAL EXTR	28034		
												3	FHA/AC (AP)	16268		
												3	TOTAL EXTR	19033		
Interior Walls		Interior Ceiling			Plumbing			Electricity			Adjustments					
1	DRYWALL	15	DRYWALL		15	AVERAGE	8	AVERAGE	3	APT EQUIV		11				
2	DRYWALL	15	DRYWALL		15	AVERAGE	8	AVERAGE	3	APT EQUIV		11				
3	DRYWALL	15	DRYWALL		15	AVERAGE	8	AVERAGE	3	APT EQUIV		11				

PARCEL	101D-00-025.00
CARD	01
DATE	4/7/2010
FILE	101D-00-025_0001
SCALE: 1" = 30'	GRID-STEP: 1



522 COLLEGE DRIVE

Bldg/Area	Actual	Adjust
Bldg 1: APT Base Heat x	1944	1944
Porch_Screened x 0.50	64	32
Porch_Open x 0.30	152	46
Total Base Heat Area =	1944	
Total Upper Heat Area =	0	
Total Base Area =	1944	
Total Adjusted Area =		2022
Bldg/Area	Actual	Adjust
Bldg 2: APT Base Heat x	2592	2592
Upper_Floor Heat x 0.80	2592	2074
Porch_Open x 0.40	284	114
Total Base Heat Area =	2592	
Total Upper Heat Area =	2592	
Total Base Area =	2592	
Total Adjusted Area =		4780
Bldg/Area	Actual	Adjust
Bldg 3: APT Base Heat x	1760	1760
Upper_Floor Heat x 0.80	1760	1408
Porch_Open x 0.40	180	72
Total Base Heat Area =	1760	
Total Upper Heat Area =	1760	
Total Base Area =	1760	
Total Adjusted Area =		3240
Bldg/Area	Actual	Adjust
Bldg 7: CONC Base Heat x	6000	6000
Total Base Heat Area =	6000	
Total Upper Heat Area =	0	
Total Base Area =	6000	
Total Adjusted Area =		6000

Alt: TD 5110 STR 02 18N 14E Block 00
 522 UNIVERSITY DR
 Field Work by /00/

Map: Oktibbeha County Tax Assessor
 Card 2 of 3
 PPIN 11582

523 E GILLESPIE ST
 STARKVILLE MS 39759
 Exempt Code
 LOT 30 BLK A NASHDALE
 2004/2817 2004/2833
 MAP 101D DB/PG 539/663 749/504
 DEED-2004 2833 04/15/2004
 DEED-2004 2817 04/15/2004

Land Value Buildings Total Value
 60000 342470 402470
 Lot Size Acres Use Code

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value C							
Bld Type		Foun dati	Class	Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	Year G% Buil	Value	T SL C	Old Value
-----												Extras		
Exterior Walls		Roof Type		Roof Material			Floors							

Interior Walls		Interior Ceiling		Plumbing			Electricity		Adjustments					

FREE COPY

101D-00-024.00 Card 1 of 1
 Alt: Map:
 TD 5110 STR 02 18N 14E Block
 524 UNIVERSITY DR
 Field Work by /00/

Date Printed 09/18/2023
 Oktibbeha County Tax Assessor
 Card 1 of 1
 PPIN 6788

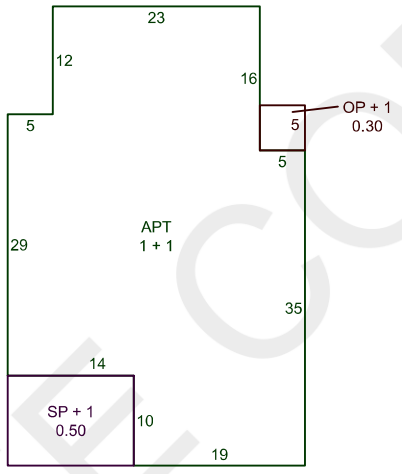
A & M PROPERTIES LLC
 302 SPRING ST
 STARKVILLE MS 39759
 Exempt Code
 LOTS 9 & 10 BLOCK A NASHDALE
 2021/6669
 MAP 101D DB/PG 559/604 2014/5600
 DEED-2021 6669 09/02/2021
 DEED-2014 5600 08/22/2014

Land Value 45000
 Buildings 22670
 Total Value 67670
 Lot Size Acres Use Code
 1130

ALL Type	/ Size	Price	D/F	Adj	Desc	\$/ft	Value	C						T			
Bld Type		Foun dati	Class	Uni	Base Area	Adjust Area	Base Rate	Adjusted Rate	Cost per Ft	Replace Cost	G%	Year Buil	Value	SL	C	Old Value	
1	MULTI-FAMILY	PIER	H/D	93	1403	1481	39.43	36.67	42.90	75574	30	1940	22670	35	2	21120	
													Extras				
													1	3	FIX. BAT	10290	
Exterior Walls		Roof Type			Roof Material			Floors									
1	WOOD FR NO SHTN	30	GABLE		8	ASP SHINGLE		4	DOUBLE PINE	10	1	TOTAL EXTR	12039				
Interior Walls		Interior Ceiling			Plumbing			Electricity					Adjustments				
1	DRYWALL	15	DRYWALL		15	AVERAGE		8	AVERAGE	3							

FREE

PARCEL	101D-00-024.00
CARD	01
DATE	3/27/2009
FILE	101D-00-024_0001
SCALE: 1" = 20'	GRID-STEP: 1



524 COLLEGE STREET

Bldg/Area	Actual	Adjust
Bldg 1: APT Base Heat x	1403	1403
Porch_Screened x 0.50	140	70
Porch_Open x 0.30	25	8
Total Base Heat Area =	1403	
Total Upper Heat Area =	0	
Total Base Area =	1403	
Total Adjusted Area =		1481



Book:2021 Page:6669-6670
Deed
RCD: 09/07/2021 @09:16:22 AM
OkTibbeha County, MS
Sharon Livingston Chancery Clerk

Prepared by:
R. Cory Anthony
Anthony Law Firm, PLLC
214 East Main Street
Starkville, Mississippi 39759
(662) 323-7779
MSB# 101755

Return to:
R. Cory Anthony
Anthony Law Firm, PLLC
214 East Main Street
Starkville, Mississippi 39759
(662) 323-7779

INDEXING INSTRUCTIONS: Lots 9 and 10, Block A, Nashdale Subdivision, City of Starkville, OkTibbeha County, Mississippi.

**STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

JONES FIVE TWENTY-FOUR & SIX 0 SIX, LLC,
586 CR 102
Oxford, MS 38655
(662) 801-5886

hereinafter referred to as "Grantor" does hereby sell, convey and warrant unto:

A & M PROPERTIES, LLC,
302 Spring Street
Starkville, MS 39759
(662) 323-9767

hereinafter referred to as "Grantee", all rights, title and interest in the following described tract or parcel of land situated in OkTibbeha County, Mississippi, to-wit:

Lots 9 and 10, Block A, Nashdale Subdivision, City of Starkville, Oktibbeha County, Mississippi, according to the official map of said City, 1974 Edition, on file in the office of the Chancery Clerk of said County and State.

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 Parties hereto agree to pay on the basis of an actual proration.

This conveyance is made subject to easements for utilities, drainage, road rights-of-way, restrictive covenants, zoning ordinances of the City of Starkville, Oktibbeha County, Mississippi and oil, gas and mineral leases and reservations, if any.

WITNESS MY SIGNATURE, on this the 2 day of September, 2021.

JONES FIVE TWENTY-FOUR & SIX 0 SIX, LLC

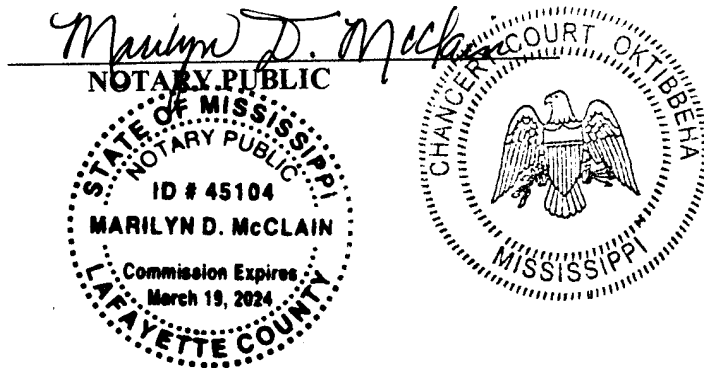
BY: Colbert W. Jones
COLBERT W. JONES
Member and LLC Manager

STATE OF MISSISSIPPI
COUNTY OF ~~OKTIBBEHA~~ Lafayette

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named, **COLBERT W. JONES**, who acknowledged that he is *Member and LLC Manager* of **JONES FIVE TWENTY-FOUR & SIX 0 SIX, LLC**, and that in said representative capacity he executed and delivered the foregoing Warranty Deed on the day and date therein mentioned and for the purposes therein expressed, after first being duly authorized by said limited liability company so to do.

WITNESS my hand and Official Seal this the 2nd day of September, 2021.

My Commission Expires: March 19, 2024



OKTIBBEHA COUNTY MS SHARON LIVINGSTON, CHANCERY CLERK
I CERTIFY THIS INSTRUMENT WAS FILED ON 9/7/2021 9:16:22 AM AND RECORDED IN Deed 2021 6669

Prepared By:
Mark E. Guyton
% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759

2004 2833
Recorded in the Above
Deed Book & Page
04-16-2004 10:14:24 AM
Monica W. Banks
Oktibbeha County, MS

To the Chancery Clerk of Oktibbeha County, Mississippi:
The real property described herein is situated within the City of Starkville and is in the NW Quarter of Section 2, Township 18N, Range 14E of Oktibbeha County, Mississippi.

WARRANTY DEED

IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of all of which is hereby acknowledged, GUYTON BROTHERS, LLC (the "Grantor"), does hereby sell, convey and warrant unto A&M PROPERTIES, LLC (the "Grantee"), all of the Grantor's right, title and interest in and to the property (the "Property") lying and being situated in Oktibbeha County, Mississippi and being more particularly described as follows:

Commence with the intersection of the West right-of-way of South Nash Street with the South right-of-way of University Drive and run in a Westerly direction along the South right-of-way of University Drive a distance of 120' to the Northwest corner of Lot 9, Block A, Nashdale Subdivision, City of Starkville, Mississippi and the point of beginning.

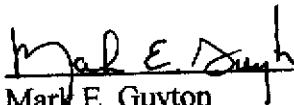
Thence run in a Southerly direction along the West boundary of Lot 9 a distance of 156'; thence run in a Southerly direction along the West boundary of Lots 13 and 14 a distance of 68' to the Northeast corner of Lot 18; thence run in a Westerly direction along the North boundary of Lots 18, 17, 20, 19 and 22 a distance of 112' to the Southeast corner of Lot 23; thence run in a Northerly direction along the East boundary of Lots 23, 24, 25, 26, 27 and 8 a distance of 268' to the Northeast corner of Lot 8; thence run in an Easterly direction along the South right-of-way of University Drive a distance of 107.5' to the Northwest corner of Lot 9 and the point of beginning.

Being all of Lot 30, Block A, Nashdale Subdivision, City of Starkville, Mississippi.

The Property is no part of the homestead of the Grantor. Ad valorem taxes for the year 2004 have been prorated between the Grantor and the Grantee, and the Grantee assumes and agrees to pay the same when they become due and payable.

WITNESS THE SIGNATURES OF THE GRANTOR, this the 15th day of April, 2004.

GUYTON BROTHERS, LLC.



Mark E. Guyton



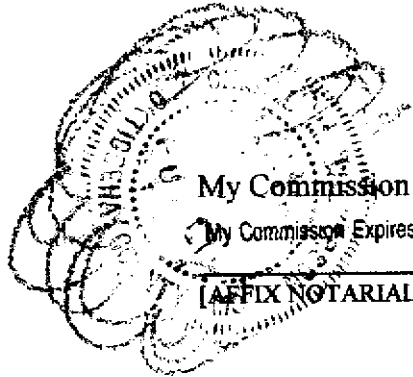
Charles L. Guyton

2004 2834
Recorded in the Above
Deed Book & Page
04-16-2004 10:14:24 AM
Monica W. Banks
Oktibbeha County, MS

STATE OF MISSISSIPPI

COUNTY OF OKTIBBEHA

Personally appeared before me, the undersigned authority in and for the said County and State, on this 15th day of April, 2004, within my jurisdiction, the within named MARK E. GUYTON, AND CHARLES L. GUYTON, who acknowledged that they, as members of GUYTON BROTHERS, LLC and with full authority to do, executed and delivered the foregoing WARRANTY DEED on the day and date therein mentioned and for the purposes therein expressed, for and as the act of said GUYTON BROTHERS, LLC.



My Commission Expires:

My Commission Expires August 21, 2005

[AFFIX NOTARIAL SEAL]

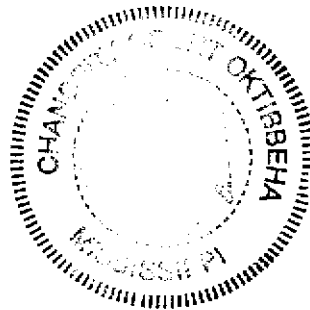
Cheryl M. Wilkerson
NOTARY PUBLIC

The Address and Telephone
Number of the Grantor:

% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759
(662) 323-9767

The Address and Telephone
Number of the Grantee:

% Guyton Properties
523 E. Gillespie Street
Starkville, MS 39759
(662) 323-9767



Oktibbeha County, MS
I certify this instrument was filed on
04-16-2004 10:14:24 AM
and recorded in Deed Book
2004 at pages 2833 - 2834
Monica W. Banks