|  |  |
| --- | --- |
| **Prepared By:**  Name: [PREPARER NAME]  Address: [PREPARER STREET ADDRESS]  [PREPARER CITY, STATE, ZIP]  Phone Number: [PREPARER TELEPHONE #] | *Space above this line for recorder’s use only*  **After Recording Return To:**  Name: [RECIPIENT NAME]  Address: [RECIPIENT STREET ADDRESS]  [RECIPIENT CITY, STATE, ZIP] |

**MISSISSIPPI SPECIAL WARRANTY DEED**

STATE OF MISSISSIPPI

COUNTY OF [PROPERTY COUNTY]

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

[AMOUNT (IN WORDS)] ($[AMOUNT (AS A NUMBER)]) in hand paid to

[GRANTOR NAME(S)], a [GRANTOR(S) MARITAL STATUS], with a mailing address of [GRANTOR(S) MAILING ADDRESS], a residential phone number of [GRANTOR(S) RESIDENTIAL PHONE #], and a business phone number of [GRANTOR(S) BUSINESS PHONE #] (hereinafter known as the “Grantor(s)”) hereby convey and warrant specially to [GRANTEE NAME(S)], a [GRANTEE(S) MARITAL STATUS], with a mailing address of [GRANTEE(S) MAILING ADDRESS], a residential phone number of [GRANTEE(S) RESIDENTIAL PHONE #], and a business phone number of [GRANTEE(S) BUSINESS PHONE #] (hereinafter known as the “Grantee(s)”) the following described real estate, situated in [COUNTY NAME] County, Mississippi, to-wit:

[ENTER PROPERTY LEGAL DESCRIPTION HERE (OR ATTACH AND INSERT)].

IN WITNESS WHEREOF, the Grantor(s) has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Grantor’s Signature Grantor’s Signature**

[GRANTOR NAME] [GRANTOR NAME]

Grantor’s Name Grantor’s Name

[GRANTOR STREET ADDRESS] [GRANTOR STREET ADDRESS]

Street Address Street Address

[GRANTOR CITY, STATE, ZIP] [GRANTOR CITY, STATE, ZIP]

City, State & ZIP City, State & ZIP

STATE OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

COUNTY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (mm/dd/yyyy).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Notary Public Signature**

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_