

<p><b>Prepared By:</b></p> <p>Name: _____</p> <p>Address: _____</p> <p>Phone Number: _____</p>	<p style="text-align: center;"><i>Space above this line for recorder's use only</i></p> <p><b>After Recording Return To:</b></p> <p>Name: _____</p> <p>Address: _____</p>
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## MISSISSIPPI SPECIAL WARRANTY DEED

STATE OF MISSISSIPPI  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) in hand paid to \_\_\_\_\_, a \_\_\_\_\_, with a mailing address of \_\_\_\_\_, a residential phone number of \_\_\_\_\_, and a business phone number of \_\_\_\_\_ (hereinafter known as the "Grantor(s)") hereby convey and warrant specially \_\_\_\_\_, a \_\_\_\_\_, with a mailing address of \_\_\_\_\_, a residential phone number of \_\_\_\_\_, and a business phone number of \_\_\_\_\_ (hereinafter known as the "Grantee(s)") the following described real estate, situated in \_\_\_\_\_ County, Mississippi, to-wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

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.

\_\_\_\_\_  
**Grantor's Signature**

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\_\_\_\_\_  
**Grantor's Signature**

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
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: \_\_\_\_\_