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INDEXING INSTRUCTIONS: Northeast Quarter of Section 20,  
Township 5 South, Range 8 East, Prentiss County, Mississippi

Address Reference: 874 Highway 30 East, Booneville, MS  
PPIN / Parcel Reference: 10040020 00200 / 8281 (Parent Tract)

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## WARRANTY DEED

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**GRANTOR(S):**

**EDDIE REYNOLDS**

**840 GEORGE PAYNE COSSA BOULEVARD  
CHARLESTON, MISSISSIPPI 38921  
TELEPHONE: (662) 647-1820**

**GRANTEE(S):**

**NORTH MISSISSIPPI TIMBER &  
LOGGING, INC., A MISSISSIPPI  
CORPORATION  
950 COUNTY ROAD 500  
CORINTH, MISSISSIPPI 38834  
TELEPHONE: (\_\_\_\_) \_\_\_\_\_**

For and in consideration of the sum of Ten Dollars and Zero Cents (\$10.00) and other good and valuable consideration, the Grantor **EDDIE REYNOLDS**, does hereby grant, bargain, sell, convey and warrant unto **NORTH MISSISSIPPI TIMBER & LOGGING, INC., A MISSISSIPPI CORPORATION**, the following described real property located and situated in **PRENTISS COUNTY, MISSISSIPPI**, and being more particularly described as follows, to-wit:

**INDEXING INSTRUCTIONS:**

**Northeast Quarter of Section 20, Township 5 South, Range 8 East, Prentiss County, Mississippi.**

**TRACT NO. 1:**

Part of the Northeast Quarter of Section 20, Township 5 South, Range 8 East, Prentiss County, Mississippi, described as follows:

Beginning at a found iron pin at the Southeast corner of said Northeast Quarter, thence run North 00 degrees 09 minutes 54 seconds East 2112.04 feet through an iron pin (set) at 2062.04 feet to the center of a ditch; thence run along the center of the ditch the following bearings and distances: North 70 degrees 03 minutes 33 Seconds West 617.07 feet; North 51 degrees 52 minutes 24 seconds West 532.18 feet; thence, leaving the center of the ditch, run North 89 degrees 39 minutes 01 seconds West 294.65 feet, passing through an iron pin (set) at 25.00 feet, to an iron pin (set); run thence South 00 degrees 09 minutes 54 seconds West 2639.82 feet to an axle (found) on the South boundary of said Northeast Quarter; run thence along the South boundary of the Northeast Quarter, South 89 degrees 25 minutes 23 seconds East 1294.95 feet to an iron pin (found) and the Point of Beginning. Containing 71.26 acres, more or less.

**ALSO TRACT NO. 2:**

Part of the Southeast Quarter of Section 20, Township 5 South, Range 8 East, Prentiss County, Mississippi, described as follows:

Commencing at a found iron pin at the Northeast corner of said Southeast Quarter, run along the North boundary of said Southeast Quarter, North 89 degrees 25 minutes 23 seconds West 695.00 feet to an iron (set) and the Point of Beginning. Thence leaving said North boundary, run South 00 degrees 48 minutes 22 seconds West 282.26 feet to an iron pin (found) on the North right of way of Mississippi Highway Number 30; thence run along the North right of way of Mississippi Highway Number 30 the following bearings and distances: North 78 degrees 21 minutes 23 seconds West 50.70 feet, North 76 degrees 12 minutes 56 seconds West 56.63 feet, North 73 degrees 56 minutes 44 seconds West 23.55 feet, South 16 degrees 00 minutes 18 seconds West 30.00 feet, North 73 degrees 56 minutes 44 seconds West 36.06 feet, North 72 degrees 34 minutes 50 seconds West 47.30 feet, North 70 degrees 34 minutes 37 seconds West 45.87 feet, North 69 degrees 37 minutes 46 seconds West 51.46 feet, North 67 degrees 39 minutes 02 seconds West 52.86 feet, North 66 degrees 16 minutes 48 seconds West 51.82 feet, North 64 degrees 29 minutes 46 seconds West 53.95 feet, North 63 degrees 21 minutes 09 seconds West 68.77 feet to a 1 ½ inch iron pipe (found); thence, leaving the North right of way of Mississippi Highway Number 30, run North 12 degrees 20 minutes 22 seconds East 137.28 feet to an iron pin (set); thence South 89 degrees 25 minutes 23 seconds East 485.07 feet to an iron pin (set) and the Point of Beginning. Containing 2.66 acres, more or less.

**LESS AND EXCEPT TRACT NO. 3:**

2.00 Acres, more or less, situated in the Southeast Quarter of Section 20, Township 5 South, Range 8 East, Prentiss County, Mississippi, described as follows:

Commencing at a ½ inch rebar found at the Northeast corner of the Southeast Quarter of Section 20, Township 5 South, Range 8 East, Prentiss County, Mississippi; thence North 89 Degrees 29 Minutes 50 Seconds West 692.99 feet to a ½ inch rebar found for the Point of Beginning; thence South 00 Degrees 44 Minutes 56 Seconds West 281.36 feet to a ½ inch rebar found on the Northern right-of-way of Mississippi Highway Number 30; thence with said right-of-way the following four (4) calls: (1) North 76 Degrees 41 Minutes 36 Seconds West 130.83 feet to a ½ inch rebar set, (2) South 15 Degrees 56 Minutes 52 Seconds West, 30.00 feet to a ½ inch rebar set, (3) North 72 Degrees 22 Minutes 53 Seconds West 124.64 feet, (4) North 68 Degrees 14 Minutes 54 Seconds West 117.69 feet to a ½ inch rebar set in the center of an existing gravel drive; thence North 31 Degrees 20 Minutes 30 Seconds East 301.11 feet to a ½ inch rebar set; thence South 74 Degrees 30 Minutes 04 seconds East 218.67 feet to the Point of Beginning, containing 2.00 acres, more or less, with all bearings based on the Mississippi East State Plane Coordinate System.

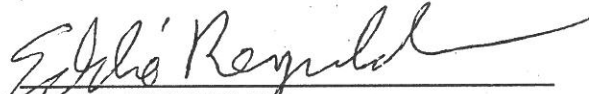
**TRACT NO. 3 BEING SUBJECT TO a 20 feet Wide Perpetual Access Easement for Ingress and Egress**

Commencing at a ½ inch rebar found at the Northeast corner of the Southeast Quarter of Section 20, Township 5 South, Range 8 East, Prentiss County, Mississippi; thence North 89 Degrees 29 Minutes 50 Seconds West 692.99 feet to a ½ inch rebar found for the Point of Beginning; thence South 00 Degrees 44 Minutes 56 Seconds West 281.36 feet to a ½ inch rebar found on the Northern right-of-way of Mississippi Highway Number 30; thence with said right-of-way the following four (4) calls: (1) North 76 Degrees 41 Minutes 36 Seconds West 130.83 feet to a ½ inch rebar set, (2) South 15 Degrees 56 Minutes 52 Seconds West 30.00 feet to a ½ inch rebar set, (3) North 72 Degrees 22 Minutes 53 Seconds West 124.64 feet, (4) North 68 Degrees 14 Minutes 54 Seconds West 117.69 feet to a ½ inch rebar set in the center of an existing gravel drive, being the center of a 20.00 feet wide Access Easement for the Point of Beginning; thence with the center of a 20 feet wide Access Easement, North 31 Degrees 20 Minutes 30 Seconds East 50.00 feet to the end of said Easement, being 10.00 feet each side of the herein described center line.

Grantor certifies and warrants that the above described property is not subject to a valid homestead exemption as of the date of execution of this Warranty Deed.

**SOURCE DEED(S):** Being a part and parcel of that same property acquired by Grantor herein by virtue of Warranty Deed recorded as Instrument Number 2023003365.

Witness the signature of the Grantor on this the 23<sup>rd</sup> day of December 2025.


  
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EDDIE REYNOLDS

STATE OF MISSISSIPPI

COUNTY OF LEE

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State, the within named **EDDIE REYNOLDS**, who acknowledged that he signed, sealed and delivered the above and foregoing **WARRANTY DEED** on the day and year therein mentioned as his free and voluntary act and deed.

Given under my hand and official seal of office, this the 23<sup>rd</sup> day of December 2025.

  
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NOTARY PUBLIC

SEAL

My Commission Expires:

