

Space Above Line for Official Use Only

**Prepared by and return to:**

Jason L. Poulson  
MS Bar No. 102448  
Watkins & Eager PLLC  
400 East Capitol St.  
Jackson, MS 39201  
601.965.1900

**GRANTOR:**

JTM, LLC  
210 East Main,  
Tupelo, MS 38804  
Telephone: 662-842-3844

**GRANTEE:**

Flowerdale Commons 2021, LP  
1739 University Avenue, Suite 292  
Oxford, MS 38655  
Telephone: 662-598-1132

**Indexing Instructions:**

PART OF THE NORTHWEST QUARTER OF SECTION 22  
AND THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 9 SOUTH, RANGE 5 EAST, CITY OF TUPELO,  
LEE COUNTY, MISSISSIPPI

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **JTM, LLC**, a Mississippi limited liability company ("Grantor"), does hereby grant, bargain, sell, convey and warrant specially unto **FLOWERDALE COMMONS 2021, LP**, a Mississippi limited partnership ("Grantee"), the land and property located and situated in Lee County, Mississippi, and being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"). This conveyance of the

Property and the warranties contained herein are subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the Property for the current year have been prorated as of this date based on the most recent tax year available, and the Grantor and Grantee agree to re-prorate taxes and assessments, as needed, upon receipt of the actual tax bill.

The Property is not part of the homestead of the Grantor, and no party herein claims a homestead interest therein.

**[SIGNATURE PAGES FOLLOWS]**



IN WITNESS WHEREOF, the undersigned Grantor has executed and delivered this instrument as of the date set forth in the acknowledgment below.

**GRANTOR:**

**JTM, LLC,**  
a Mississippi limited liability company

By: 

Tommy M. Morgan

Its: Managing Member

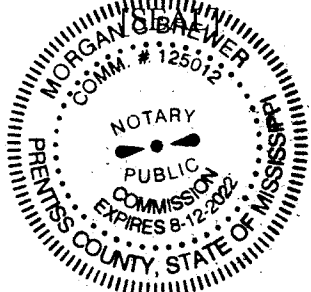
STATE OF MISSISSIPPI  
COUNTY OF Prentiss



Personally appeared before me, the undersigned authority in and for the said county and state, on this 14<sup>th</sup> day of June, 2022, within my jurisdiction, the within named Tommy M. Morgan, the managing member of JTM, LLC, a Mississippi limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that she executed the same in her representative capacity, and that by her signature on the instrument, and as the act and deed of the entities upon behalf of which she acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

  
NOTARY PUBLIC

My Commission Expires: 8/12/22



[SIGNATURES CONTINUED ON FOLLOWING PAGE]

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Part of the Northwest Quarter of Section 22 and the Southwest Quarter of Section 15, Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi, described as follows:

Commencing at a found iron pin at the Southwest corner of the Southwest Quarter of Section 15 Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi, run thence East 118.79 feet to the East right of way of Coley Road, thence leaving said right of way run North 63 degrees 44 minutes 38 seconds East 30.00 feet; thence run North 26 degrees 58 minutes 15 seconds West 248.44 feet; thence run North 50.00 feet; thence run West 33.02 feet; thence run along said West boundary North 178.98; thence run North 469.04 feet; thence run along said right of way South 69 degrees 15 minutes 11 seconds East 149.95 feet; thence run South 70 degrees 17 minutes 26 seconds East 2227.79 feet to an iron pin found at the POINT OF BEGINNING. From the POINT OF BEGINNING run South 70 degrees 17 minutes 26 seconds East 404.82 feet to an iron pin set on the West Right of Way of Colonial Estates Road ; thence run along said West right of way as follows: South 5 degrees 37 minutes 10 seconds West 154.08 feet to an iron pin set; thence South 0 degrees 42 minutes 19 seconds East 510.36 feet to an iron pin set; thence South 2 degrees 33 minutes 15 seconds East 391.51 feet to an iron pin set in the centerline of Kings Creek; thence leaving said west right of way and run North 73 degrees 20 minutes 12 seconds West 120.16 feet to a point; thence North 64 degrees 05 minutes 05 seconds West 385.08 feet to a point; thence run North 69 degrees 36 minutes 28 seconds West 182.07 feet to an iron pin set; thence leaving the centerline of Kings Creek run North 12 degrees 37 minutes 15 seconds East 716.93 feet to an iron pin set; thence South 89 degrees 55 minutes 47 seconds East 109.89 feet to an iron pin found; thence North 06 degrees 06 minutes 33 seconds West 226.93 feet to the POINT OF BEGINNING. Said parcel being located in part of the Northwest Quarter of Section 22 and the Southwest Quarter of Section 15, Township 9 South, Range 5 East, City of Tupelo, Lee County, Mississippi, and contains 11.80 acres.

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. All taxes for the year 2022 and subsequent years, which are a lien not yet due and payable.
2. Easement to Town Creek Master Water Management District shown in Chancery Court Minute Book 63, Page 49.
3. Utility and Construction Easement to the City of Tupelo, Mississippi recorded in Book 1621, Page 183 and Book 1659, Page 377.
4. Grant of Easement to The PUL Alliance recorded in Instrument 2008007171, Instrument 2008007172, and Instrument 2008007173.

