

Prepared By:
Michael A. King, Esq.
Trustmark National Bank
P.O. Box 291 (39205-0291)
248 E. Capitol St., Ste. 733
Jackson, MS 39201
(601) 208-5089
Bar No. 3799

Return To:
City of Laurel
401 North Fifth Avenue
Laurel, MS 39440
(601) 649-8611

Grantor:
Trustmark National Bank
P.O. Box 291 (39205-0291)
248 E. Capitol St., Ste. 517
Jackson, MS 39201
(601) 208-6095

Grantee:
City of Laurel
401 North Fifth Avenue
Laurel, MS 39440
(601) 649-8611

Indexing Instructions: W ½ of the NW ¼, Section 5, Township 8 North Range 11 West, Second Judicial District, Jones County, Mississippi

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, TRUSTMARK NATIONAL BANK, Jackson, Mississippi, a national banking association, by and through its duly authorized officer, does hereby sell, convey and warrant specially unto the City of Laurel, Mississippi the following described property lying and being situated in the Second Judicial District of Jones County, Mississippi, to-wit:

(SEE Exhibit "A" attached hereto and made a part hereof.)

Taxes for the year 2018 are to be paid by the Grantor.

The special warranty of this conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, and/or mineral reservations applicable to the above described property.

This conveyance is further subject to the following covenants:

1. The subject property is to be used solely as a park and/or nature area;
2. The park and/or nature area shall be named Trustmark Art Park and shall be designated as such by appropriate signage.
3. In the event the City of Laurel ceases to utilize the subject property as a park or nature area, then title to the subject property shall automatically revert back to and become revested in Trustmark National Bank or its successors and assigns.

WITNESS MY SIGNATURE, this the 8th day of May, 2018.

TRUSTMARK NATIONAL BANK
Jackson, Mississippi

BY: 

Michael A. King
Senior Vice President

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned Notary Public in and for the said County and State, on this the 8th day of May 2018, within my jurisdiction, the within named Michael A. King, who acknowledged that he is Senior Vice President of Trustmark National Bank, Jackson, Mississippi, a national banking association, and that for and on behalf of said Bank, and as its act and deed he executed the above and foregoing instrument of writing, after first having been duly authorized by said Bank so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8th day of May, 2018.

MY COMMISSION EXPIRES

6-10-19




NOTARY PUBLIC

“Exhibit A”

A parcel of land lying in the West 1/2 of the NW 1/4 of Section 5, Township 8 North, Range 11 West, Second Judicial District, Jones County, Mississippi, described as follows: *(ALL BEARINGS, DISTANCES AND COORDINATES BASED ON TRANSVERSE MERCATOR-MISSISSIPPI EAST ZONE NAD83. BEARINGS DETERMINED BY GPS - GRID NORTH. HORIZONTAL AND VERTICAL CONTROL STATION: INET NETWORK. VERTICAL DATUM- NAVD88. SURVEY PERFORMED BY RTK GPS AND CONVENTIONAL. COMBINED FACTOR: 0.99995019. CONVERGENCE ANGLE: -00°09'20"). (Devised & Scribed by Saul Surveying & Mapping, LLC)*

Commencing at a concrete monument marking the NW/C of Sec.5-T8N-R11W, Second Judicial District, Jones County, Mississippi, thence run East 268.15 feet, thence run South 1414.02 feet to a brass plate R.O.W. marker, marking the intersection of the East R.O.W. of Magnolia Street and the North R.O.W. of Oak Street for the P.O.B. Thence run S 68°12'42" E along the North R.O.W. of Oak Street, 82.57 feet to a chiseled hole, thence leaving said R.O.W. run N 21°31'14" E along the West line of a building and the extension thereof, 113.80 feet to a magnetic nail on the South side of a retainer wall, (the following calls are along said retainer wall) thence run N 89°36'35" W 7.19 feet to a chiseled hole, thence run along a curve to the right with a radius of 24.76 feet, an arc length of 8.65 feet, and a chord bearing and distance of N 74°49'53" W 8.60 feet to a chiseled hole, thence run N 68°26'16" W 30.29 feet to a magnetic nail, thence run along a curve to the right with a radius of 18.20 feet, an arc length of 4.39 feet and a chord bearing and distance of N 66°55'49" W 4.38 feet to a chiseled hole, thence run N 59°36'09" W 14.51 feet to a chiseled hole on the East R.O.W. of Magnolia Street, thence run S 30°47'06" W along said R.O.W. 113.73 feet to the P.O.B. Containing 0.19 acre (8,138.72 sq.ft.).