



*Larry Swales*

RANKIN COUNTY CHANCERY CLERK

LAND DIVISION  
211 E. Government St., Suite D  
P.O. Box 700  
Brandon, MS 39043

Phone: 601-825-1469  
Fax: 601-824-7116

COURT DIVISION  
203 Town Square  
P.O. Box 700  
Brandon, MS 39043

Phone: 601-825-1649  
Fax: 601-591-4709

March 2, 2009

## **New Document Formatting Standards Effective July 1, 2009**

Please find attached a sample of the first page as required in House Bill 475 that becomes effective July 1, 2009:

1. Pages to be printed on one side only.
2. Pages not permanently bound.
3. Pages not in continuous form.
4. No attachment stapled or affixed to any page (except as necessary to comply with statutory requirements.)
5. Individual pages **MAY** be stapled together.
6. A firmly attached label with a bar code or return address may be accepted for recording.
7. Print or type **MUST** be in a font no smaller than 8 point.
8. Font smaller than 8 point shall be accompanied by an exact typewritten or printed copy that meets the 8 point minimum.
9. Sufficient legibility to **PRODUCE CLEAR REPRODUCTION**, it not shall be accompanied by an exact typewritten or printed copy that meets this requirement, recorded as additional pages.
10. Not to be on paper of less than twenty pound paper.
11. All text sufficient color and clarity to read when reproduced.
12. Signatures in black or blue ink sufficient color and clarity to read when reproduced.
13. Typing, printing or stamping a name shall not interfere with any part of the document.
14. Failure to print or type signature does not invalidated document.

15. First page of document:

- A. Top margin of 3 inches.
- B. Other margins  $\frac{3}{4}$  inch.
- C. Nonessential information may be placed in "other margins."
- D. No liability for seal or information that extends beyond margin.
- E. Information below 3 inch top margin:
  - 1. Name, address and telephone number of the individual who prepared the document.
  - 2. Return Address.
  - 3. Title of the document or instrument.
  - 4. All grantors' names.
  - 5. All grantees' names.
  - 6. Addresses and phone numbers of grantors and grantees as required by Section 27-3-51.
  - 7. Legal description of the property or indexing instruction per Section 89-5-33 (3). If there is insufficient space on the first page for the entire legal description or the entire indexing instructions, immediately succeeding pages shall be used.

16. Exempt documents:

- A. Document or instrument executed before July 1, 2009.
- B. Military separation document or instrument.
- C. Document or instrument executed outside the U.S.
- D. Certified copy of a document or instrument issued by a court or governmental agency, including a vital record.
- E. Document or instrument where one of the original parties is deceased or otherwise incapacitated.
- F. Document or instrument formatted to meet court requirements.
- G. Federal tax lien.
- H. A filing under the Uniform Commercial Code.

17. Documents that substantially do not conform to the format standards-add

**\$10.00.** (Not charged on exempted documents.)

18. Failure to conform to format standards does not affect the validity or enforceability of the document.

Formatted version per 2007 proposed legislation (Senate Bill 2509 as introduced)

↑  
3" top margin  
for recorder's use  
↓



*J. Holder* 1st Judicial District  
Instrument 1998 6540 D -J1  
Filed/Recorded 8 27 1998 1 28 P  
Total Fees 8.00  
3 Pages Recorded

Prepared by:  
W. F. Holder, II  
Attorney at Law  
P. O. Box 1585  
Gulfport, MS 39502  
(228) 863-4999

← Preparer's info

"Return to" info →

Return to:  
W. F. Holder, II  
Attorney at Law  
P. O. Box 1585  
Gulfport, MS 39502  
(228) 863-4999

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED WITH EASEMENT

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we

ROBERT L. McDANIEL, JR. and wife,  
RUTH C. McDANIEL  
16560 Road 520  
Sancier, MS 39574  
(228) 832-8042

**Grantors'  
Address &  
Phone #**

do hereby sell, convey, bargain and warrant to

LARRY M. COMPTON and wife,  
PAULA L. COMPTON  
613 E. Tandy Dr.  
Gulfport, MS 39503  
(228) 831-1966

**Grantees'  
Address &  
Phone #**

as joint tenants with right of survivorship and not as tenants in common, the following described real property situated and located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

(See Exhibit A attached) (Page 3)

INDEXING INSTRUCTIONS: 2 acres, more or less, in SW 1/4 of NW 1/4  
& easement in SW 1/4 of NW 1/4 & NW 1/4 of SW 1/4,  
Section 29 Township 5 South, Range 11 West

**Indexing  
Instructions**

The conveyance is subject to the rights, use and benefit of Grantors over, to and upon the easement described above and a certain 30' easement over the northern boundary of the property herein conveyed for the purpose of ingress and egress to other properties owned by Grantors at, near or adjacent to the property herein conveyed by this reservation and exception, and grantors shall have the right to maintain a roadway over the property described above in said easements, such improvements to include the use of gravel, pavement, pipes, concrete and other such materials in the construction or maintenance of a roadway and for the proper drainage thereof. The reservation and exception of the aforesaid easements in favor of Grantors shall also include the right to the use of whatever equipment and machinery is necessary in the construction of or maintenance of said roadway and drainage.

This conveyance is further subject to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes as of the date of sale have been prorated between Grantors and Grantees and are assumed by Grantees herein.

WITNESS OUR SIGNATURES, this the 27<sup>th</sup> day of August, A. D., 1998

/s/ Robert L. McDaniel, Jr.  
ROBERT L. McDANIEL, JR., GRANTOR