

2018 JUN 25 AM 10:49

BRETT HAYNES
CHANCERY CLERK
Brett Haynes c.c.

20180625

Filed And Recorded
JUNE 25 2018 10:49:31AM
Instrument: 218001289 Page 1 of 3
Book 2180 Page 1289
Bolivar County
Brett Haynes

Prepared by:
Robert G. Johnston
Attorney at Law
MS Bar no. 3174
Alexander, Johnston & Alexander, PA
P.O. Box 1737
Cleveland, MS 38732-1737
(662) 843 3631

Return to:
Robert G. Johnston
Attorney at Law
MS Bar no. 3174
Alexander, Johnston & Alexander, PA
P.O. Box 1737
Cleveland, MS 38732-1737
(662) 843 3631

Indexing Instructions: Lot 37 of §2, T24N, R6W.
N ½, SW ¼ & SE ¼, of the SW ¼, of W ½, of SE ¼, §4, T23, R5W.

FINAL JUDGMENT

Chancery Clerk of Bolivar County
P.O. Box 789
Cleveland, MS 38732
662-843-2701

and:

James K. Littleton, III
402 East Market Street
Greenwood, Mississippi, 38930-4522
(662) 455-7777

IN THE CHANCERY COURT OF THE SECOND JUDICIAL DISTRICT OF BOLIVAR
COUNTY, MISSISSIPPI

IN THE MATTER OF THE ESTATE OF
JAMES LITTLETON, JR., DECEASED

NO. 2010-0276

JAMES K. LITTLETON, III
ADMINISTRATOR

IN THE CHANCERY COURT OF THE SECOND JUDICIAL DISTRICT OF BOLIVAR
COUNTY, MISSISSIPPI

BONNIE C. LITTLETON AND
MELANIE LITTLETON PHILLIPS

PLAINTIFFS

V.

No. 2013-0255

JAMES K. LITTLETON, III,

DEFENDANT

FINAL JUDGMENT

The above causes (having been consolidated by the court) were heard on their merits by the court on this day when there came and appeared the above parties, *in pro. per.* and by their respective attorneys of record. The court heard and considered the evidence, both oral and documentary, adduced in open court by all parties and heard argument of counsel. Based thereon, the court doth make and enter the following findings of fact, conclusions of law and doth render the following judgment, to wit:

1. This court has full and complete jurisdiction of all parties hereto and subject jurisdiction of all matters raised herein.

FILED The court has heard this case, on the merits, upon all pleadings filed in each of the

JUN 21 2018

BRENETT N. HAYNES, CHANCERY CLERK
Brenda Shelton D.C.

CERTIFIED - A TRUE COPY
BRENETT N. HAYNES, CHANCERY CLERK
Date 6/21/18
By *Brenda Shelton* D.C.

above causes, as well as upon the evidence, both oral and documentary, adduced before the court.

3. The court finds that all claims of the parties hereto against any other party hereto are now moot and the same are hereby denied, dismissed and overruled with complete prejudice saving, reserving and excepting for the allegations concerning three quitclaim deeds, to wit:

a. Quitclaim deed from Bonnie C. Littleton and Melaney Littleton, dated December 10, 2010, recorded at Book 0422, page 185, of the records on file in the office of the Chancery Clerk of Leflore County at Greenwood, Mississippi (Exhibit "F" to complaint filed in this cause on September 23, 2013)

Which deed conveyed the following described real property lying and being situate in the City of Greenwood, County of Leflore, State of Mississippi, described as follows:

Lot 5 of Block 1 of the McNeill Circle Subdivision

b. Quitclaim deed from Bonnie C. Littleton and Melaney Littleton, dated December 10, 2010, recorded at Book 0210, page 2922, of the records on file in the office of the Chancery Clerk of Bolivar County at Cleveland, Mississippi (Exhibit "G" to the complaint filed in this cause on September 23, 2013)

Which deed conveyed the following described real property lying and being situate in the Second Judicial District, County of Bolivar, State of Mississippi, described as follows:

Lot 37 of Section 2, Township 24 North, Range 6 West.

and

c. Quitclaim deed from Bonnie C. Littleton and Melaney Littleton, dated February 24, 2011, recorded at Book 0211, page 419, of the records on file in the office of the Chancery Clerk of Bolivar County at Cleveland, Mississippi (Exhibit "H" to the complaint filed in this cause on September 23, 2013)

Which deed conveyed the following described real property lying and being situate in the Second Judicial District, County of Bolivar, State of Mississippi, described as follows:

The North Half of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of the West Half of the Southeast Quarter of Section Four (4), Township Twenty Three (23), Range Five (5) West, except therefrom that part of the Northwest Quarter of the Southwest Quarter conveyed to Mississippi State Highway Commission, public roads, easements, and

drainage canals over any of said land; and less and except the property conveyed from Emmett Ford and wife, Carrie Ford, to Annie Bell Harris and Pearl Lee Shaffer, by deed recorded in Book M-35 At Page 247 of the public records of the Second Judicial District of Bolivar County, Mississippi and also less and except the property conveyed from Emmett Ford and wife, Carrie Ford to Hamie Me Pipes Pegues, by deed recorded in Book M-39 at Page 36 of the public records of the Second Judicial District of Bolivar County, Mississippi, and also less and except the property conveyed from Emmett Ford and wife, Carrie Ford to M. A. Lee, by deed recorded in Book M-45 at page 213 of the public records of the Second Judicial District of Bolivar County, Mississippi, and containing 200 acres, more or less.

4. The court finds that the plaintiffs' claims that the said deeds are false, fraudulent and forged are not sustained by the proof and are hereby denied, dismissed, and overruled with full and complete prejudice.

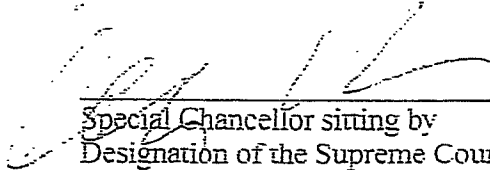
5. Further, the court finds that the above described quitclaim deeds are, in point of fact and as a matter of law, to be good, valid and lawful conveyances as expressed therein and the court confirms said instruments and hereby finds and adjudicates that said instruments conveyed to said James K. Littleton the realties described in said instruments and as described therein. The court hereby vests title to the realty described in each of the afore-named quitclaim deeds in James K. Littleton in fee simple, absolute forever.

6. The court hereby denies, dismisses and overrules with complete prejudice the first piece of litigation described in the above style. Further, the Estate of James Littleton, Jr., should be and the same is now hereby wound up and closed. The court orders that full title and ownership of the all farm equipment owned by James Littleton, Jr., at the time of his death and/or Littleton Farms some of which farm equipment may be totally inoperative (junk) and all of which said farm equipment is located on either a tract of land known as the "Conwell 40" or the 35 acre tract of land behind Bonnie Littleton's residence be vested in James K. Littleton, III.

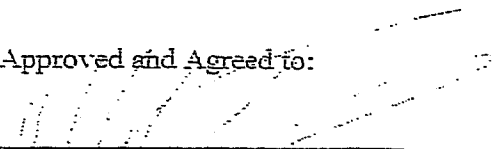
7. That, except as to the validating of the aforesaid three quitclaim deeds, each and all claims made against any of the parties hereto by any other of the parties hereto or that could have been litigated herein are hereby denied, dismissed, and overruled with complete and full prejudice, with each party to bear his or her own costs and/or attorneys' fees.


8. The court hereby orders the clerks of the Chancery courts of both Bolivar and LeFlore Counties, Mississippi, to abstract this judgment among the land records on file in their respective offices.

So ordered this the 15th day of June 2018.


Special Chancellor sitting by
Designation of the Supreme Court

Approved and Agreed to:


Robert G. Johnston
Unified State Bar No. 3714
Attorney for James K. Littleton


Cody William Gibson
Unified State Bar No. 10296
Scott Mullennix
Unified State Bar No. _____
Attorneys for Bonnie C. Littleton
And Melanie Littleton Phillips