

(For Recorder's Use Only)

# QUITCLAIM DEED

(Individual/Joint)

STATE OF MISSISSIPPI  
\_\_\_\_\_ COUNTY

PREPARER INFORMATION:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_

RETURN AFTER RECORDING:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

TAXPAYER INFORMATION:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

1. LET IT BE KNOWN TO ALL, this quitclaim deed is made on \_\_\_\_\_ between the following parties:

- \_\_\_\_\_ an unmarried individual;
- \_\_\_\_\_ and \_\_\_\_\_, a married pair; residing at: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, who shall be identified as the "GRANTOR(s)"; and
- \_\_\_\_\_ a  married /  unmarried individual, residing at: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ who shall be identified as the "GRANTEE".

## 2. PROPERTY DESCRIPTION

I. The legal description for the *Property* \_\_\_\_\_ is as follows:

This *property's* legal description continues on page \_\_\_\_\_ .

II. The *property* is located at the address: \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ ; In the county of \_\_\_\_\_

III. This deed contains the following documents attached (*Select one*):

- Supplemental Description
- Map
- Plot plan

IV. Source of legal description (*Select one*):

- The property description herein refers to an instrument previously recorded:  
Record date: \_\_\_\_\_; book: \_\_\_\_\_; page: \_\_\_\_\_;  
document No.: \_\_\_\_\_; registered at the \_\_\_\_\_  
County, Office of the Recorder.
- The property description herein was prepared on \_\_\_\_\_ by:  
Name: \_\_\_\_\_.  
Title: \_\_\_\_\_.  
Notes: \_\_\_\_\_.

**3. Homestead Status** (*select all that apply*):

- The Property is NOT registered as the Homestead.
- The Property is registered as the Homestead.
- The Grantor is unmarried.
- A Spousal Waiver of Rights to the Property is included.

4. In this quitclaim deed made effective as of \_\_\_\_\_ for the consideration of \_\_\_\_\_ or \$ \_\_\_\_\_.

5. The Grantor(s) hereby ***release and forever quitclaim*** unto the Grantee all the right, title, and interest the Grantor may have in and to the *property* described above.

***In confirmation hereof, the Grantor(s) execute and attest to this document on the date first mentioned above.***

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

**NOTARY ACKNOWLEDGMENT**

State of Mississippi  
County of \_\_\_\_\_

On this day \_\_\_\_\_ , before me \_\_\_\_\_ , personally appeared \_\_\_\_\_ , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's (or persons') free act and deed.

\_\_\_\_\_  
Notary's Signature

Notary Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(Seal)