

EXHIBIT A

LEGAL DESCRIPTION

Part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 5, Township 17 North, Range 2 East, Second Judicial District, Carroll County, Mississippi, more particularly described as follows:

Commence at an iron pin at the NE corner of the SE 1/4 of said Section 5; run thence West 772.58 feet to an iron pin and the point of beginning of this parcel: proceed thence S 00° 48'58" E 1478.00 feet to a set iron pin; thence S 89° 55' 56" W 414.44 feet to a set iron pin; thence N 00° 48' 58" W 1478.48 feet to a set iron pin; thence East 414.44 feet to the point of beginning, containing 14.06 acres, more or less.

EASEMENT

Part of the SW 1/4 of the SE 1/4, and part of the SE 1/4 of the SE 1/4, in Section 5, all in Township 17 North, Range 2 East, Second Judicial District, Carroll County, Mississippi, more particularly described as follows:

Beginning at an iron pin in the center of a local public road, said point being 1541.40 feet south and 25.83 feet east of the NW corner of the NE 1/4 of the SE 1/4 of said Section 5 proceed thence along the center of said road N 64°26'55" W 27.94 feet to a point; thence away from said road N 00°57'38" feet to a point; thence N 89°55'56" E 115.13 feet to a point; thence S 00°48'58" E 25.00 feet to an iron pin; thence S 89°55'56" W 90.07 feet to an iron pin; thence S 00°57'38" E 52.97 feet to the point of beginning.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.