

***CURRICULUM VITAE
AND AREAS OF PRACTICE***

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EDUCATION: Loyola University, New Orleans, Louisiana, Bachelor of Business Administration. Jackson School of Law, (now Mississippi College School of Law), Jackson, Mississippi, Juris Doctor. Master of Laws, Mississippi College School of Law (Honorary).

PROFESSION: Attorney at Law: (1979-Present); Admitted before all Mississippi courts, United States District Court, Southern District of Mississippi, and the United States Court of Appeals, Fifth Circuit; Expert Witness/Consultant in Federal and State courts; rated "AV" (highest possible rating) in Martindale-Hubbell in the areas of real estate and litigation; listed in Mid South Super Lawyers, 2006-2010 (one of 9 in Real Estate Law in Mississippi in the 2006 inaugural issue); listed in Who's Who in American Law, (1998-2016). He has tried over fifty (50) cases involving real property. He has written title opinions on and closed more than 3000 residential transactions, plus scores of commercial transactions. He has represented over two dozen homeowner, property, and condominium associations. He has represented the Mississippi Apartment Association and its successor the Mississippi Multifamily Counsel for a number of years. He has represented real estate licensees in Mississippi Real Estate Commission ("MREC") matters and hearings. Over ninety percent of his law practice has been devoted to real property and real estate brokerage matters.

Author: Mississippi Real Estate Contracts and Closings, 1991, 2nd Ed. 2000, Thomson West (Thomson Reuters), which has been cited by the Mississippi Supreme Court in Ferrara v Walters, 919 So.2d 876 at 883 (Miss. 2005); Mississippi Real Estate Foreclosure Law With Forms, 1994, 2nd Ed. 2001, Thomson West, which has been cited by the Mississippi Court of Appeals in O'Neal v. Ketchum, 141 So. 3d 45, at 49(Miss. Ct. App. 2014); and by the Mississippi Supreme Court in Hinton v. Rolison, 175

So.3d 1281, at 1285 and 1286 (Miss. 2015); and by the Mississippi Supreme Court in *Whitney Bank v. Triangle Construction Company, Inc.* 240 So.3d 1034, at 1044 (Miss. 2017) in dissent of Justice Chamberlin; and by the Mississippi Court of Appeals in *Soffra v. Shieldsboro Development, Inc.* 314 So.3d 129, at 140 (Miss. Ct. App. 2020); Mississippi Landlord And Tenant Law With Forms, 2006, Thomson West, which has been cited by the Miss. Court of Appeals in *Kleyle v. Deogracias*, 330 So.3d 401, (Miss. Ct. App. 2021); by the Miss. Court of Appeals in *Estate of Greer v. Ball*, 218 So.3d 1196, at 1198 (Miss. Ct. App. 2016); and by the Mississippi Court of Appeals in *Ing v. Adams*, 248 So.3d 881, 892 (fn. 12) in dissent (Miss. Ct. App. 2018). Real Estate Closing Deskbook, 1997, 2nd Ed. 2003, American Bar Association; Chapter author (2 chapters: Deeds and Conveyances, and Mortgages, Deeds of Trust and Foreclosure), Encyclopedia of Mississippi Law, 2001, Thomson West, which has been cited by the Mississippi Court of Appeals in *Matter of Estate of Flowers*, 269 So.3d 198, at 203 (Miss. Ct. App. 2018); Malpractice Prevention For The Residential Real Estate Closing, The Practical Real Estate Lawyer, September 2005; Post Closing Problems, American Bar Association Journal, July 1998; Numerous Continuing Education Seminars approved by the Mississippi Real Estate Commission. Numerous copyrighted real estate forms prepared and sold to real estate companies, individuals, and law firms (1981- 2018); prepared hundreds of real estate agreements.

Educator: Adjunct Professor, Mississippi College School of Law teaching Real Estate Transactions (2007-present); Conducted over 200 Continuing Education Seminars to attorneys and real estate licensees (1985-Present); he is one of only three individual providers whose continuing legal education seminars are presumptively approved for credit in Mississippi. (Rule 4.14, Rules and Regulations For Mandatory Continuing Legal Education.); Seminar presenter at ABA National Convention, 2004; Belhaven College (1977-1981), Jackson, Mississippi; Millsaps College, (1980) Jackson, Mississippi; Hinds Junior College, Raymond, Mississippi, (1976-1977); Mississippi Realtors® Institute, (1978-1982) While chairman of the Jackson Board of Realtor's Education Committee, he wrote a large portion of the curriculum of the Mississippi REALTORS® Institute to secure national certification. The completion of this curriculum results in the professional designation of "GRI" (Graduate, REALTOR® Institute).

Real Estate Broker: 1972-Present, (Salesperson's license-1971). He had a residential realty company with four salespeople; he was a buyer's agent and real estate consultant; he sold commercial property for Popeye's and Red Lobster restaurant sites in the Jackson, Mississippi Metropolitan area. Assisted in two apartment-to-condominium conversions.

Expert Witness: Testified in U. S. District Court for Southern District of Mississippi (closing attorney negligence, acting as a real estate broker without a license, and incorrect closing documents); testified in Chancery Court (interpreting an ancient deed), Circuit Court (inverse condemnation) and County Court (eminent domain) cases in Mississippi; testified by deposition in other cases that are awaiting trial, or were settled before trial (closing attorney negligence, real estate contracts, easements, legal descriptions, title insurance agent negligence and title searches). Prepared report in another case that was settled before trial (construction liens and public contract performance bonds).

Mediator: Mississippi Supreme Court List of Mediators. (1999-2013).

PROFESSIONAL
MEMBERSHIP:

Madison County Bar Association (2000-2018).

Capitol Area Bar Association (1979-2014).

Tri-County Real Estate Attorneys Association (1989-1995; charter member; first President, 1989-1990).

Mississippi Bar Association (1979-Present), (charter member, Real Property Section, 1987-present; Executive Committee, 1987-1989).

American Bar Association (1979-Present) (Member, Real Property, Probate and Trust Law Section, 1979-Present) and (Litigation Section 1979- 2014).

Real Estate Educators Association, (1982-1992); (charter member; State Vice President, 1989).

Jackson Board of Realtors®, (1971-1992); President, 1980; Vice President, 1979; Professional Standards Committee Chairman, 1977 and 1978; Legislative Committee Chairman, 1981.

Mississippi Association of Realtors®, (1971-1992); Bylaws Committee chairman, 1979; Education Committee Chairman, 1980.

National Association of Realtors®, (1971-1992): Certified Residential Specialist (CRS); First Certified Energy Instructor in Miss.

- SPEAKER: Mississippi Judicial College, Justice Court Judges, Miss. Landlord Tenant Law, (April and October, 2015).
MC School of Law, Mediation Conference, Real Estate Mediation, (March, 2011).
Elmo Lang Memorial CLE Seminar, (October, 2010).
Dixie Land Title Assoc., Mid-Year Meeting, Resolving Real Estate Title Defects, (April, 2010).
Conference of Chancery Judges for Miss.: Access to Real Property, (January, 2010).
Real Property Section, Miss. Bar Association, Ethical Considerations for the Closing Attorney, October, 2009.
National Business Institute, Inc., Resolving Real Estate Title Defects, Ethical Considerations (2008 and 2009).
Lorman Education Services, Fundamentals of Real Estate Closings In Mississippi, (2006 and 2007).
Miss. Bar Assoc., 4th Annual Bridge the Gap Seminar, Real Estate, (2004).
American Bar Assoc., Annual Meeting, Malpractice Prevention for the Real Estate Attorney, (2004).
HalfMoon Seminars, Miss. Real Estate Titles And Title Insurance, (1998, 2000, 2002 and 2005).
Security Title Guarantee Corp. Of Baltimore, Miss. Seminar (2002 and 2006).
Tenth Annual MC School of Law, Real Estate Seminar, (1995).
Miss. Assoc. Of Legal Assistants, Annual Seminar (1995).
National Business Institute, Inc. Keys to Success in a Real Estate Transaction in Miss., (1995).
Ninth Annual MC School of Law, Real Estate Seminar (1994).
- MILITARY: Army National Guard, 1967-1976. Served in Combat Engineering Company, Military Police Company and Mobile Army Surgical Hospital (M.A.S.H) Company. Highest Rank: E-7, Sargent First Class.

AREAS OF PRACTICE

- REAL ESTATE: Drafting Boundary Line Agreements, Easements, and Leases; Representation of Property Owners Associations and real estate investors and property managers on a retainer basis.
- BUSINESS: Registered Agent Services, Formation of Corporations and Limited Liability Companies; Sales of Businesses and Professional Practices.