

NIX

2022R-000894

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS

CANDACE EDWARDS, CLERK & RECORDER

01/13/2022 01:37:51 PM

FEE: 25.00

PAGES: 3

TONI HARGETT

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

# Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Jeremy Talley and Priscilla Talley, a married couple**, for and in consideration of the sum of **\$151,700.00**, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Alyssa Hale, a single person, and Josiah Duke, a single person, as joint tenants with right of survivorship**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lot 4 in Block "G" of Meadow Lark Acres, Extended, Craighead County, Arkansas, as shown by Plat of record in Deed Record 158 page 60, subject to Bill of Assurance recorded in Deed Record 172 page 503, Amendment thereto recorded in Deed Record 481 page 222, and to easements as shown on recorded plat. Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

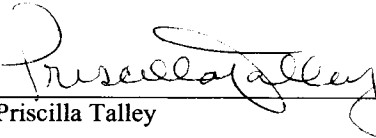
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

And we hereby covenant with said **Grantees** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **Jeremy Talley and Priscilla Talley, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 12<sup>th</sup> day of **January, 2022**.

  
\_\_\_\_\_  
Jeremy Talley

  
\_\_\_\_\_  
Priscilla Talley

Warranty Deed, 2 Sellers



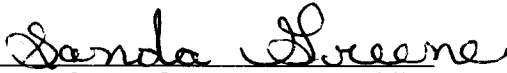
**ACKNOWLEDGMENT**

STATE OF **Arkansas**  
COUNTY OF **Craighead**

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Jeremy Talley and Priscilla Talley, a married couple**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, courtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

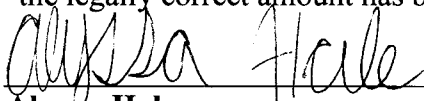
WITNESS my hand and seal as such Notary Public on this **12<sup>th</sup>** day of **January, 2022**

  
\_\_\_\_\_  
Sanda Greene, Notary Public

My Commission Expires:  
**August 20, 2030**



I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

  
\_\_\_\_\_  
Alyssa Hale

Mailing Address: **318 Leslie Ann Dr, Jonesboro, AR 72405**



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

## Real Estate Transfer Tax Stamp

Proof of Tax Paid



**Grantee:** ALYSSA HALE AND JOSIAH DUKE  
**Mailing Address:** 318 LESLIE ANN DR  
JONESBORO AR 724050000

**Grantor:** JEREMY AND PRISCILLA TALLEY  
**Mailing Address:** 318 LESLIE ANN DR  
JONESBORO AR 724050000

**Property Purchase Price:** \$151,700.00  
**Tax Amount:** \$501.60

**County:** CRAIGHEAD  
**Date Issued:** 01/12/2022  
**Stamp ID:** 646440960

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Alyssa Hale & Josiah Duke

Grantee or Agent Name (signature): \_\_\_\_\_ Date: 01-12-22

Address: 318 Leslie Ann Dr

City/State/Zip: Jonesboro, AR 72405