

2021R-000057

FILED

JONESBORO DISTRICT

CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER

01/04/2021 03:07:05 PM

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PAGES: 4

FELICIA PERSFULL

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

Warranty Deed

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Shelby Craft Jones, a single person**, for and in consideration of the sum of **\$105,000.00**, and other good and valuable considerations to me in hand paid by the **Grantees** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **James Glenn Smith and Melissa Smith, a married couple, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following described land situated in the County of **Craighead**, State of **Arkansas**, to-wit:

SEE ATTACHED EXHIBIT "A"


Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

NOTE: J.L. Craft and Tera Craft died in the 1970's.

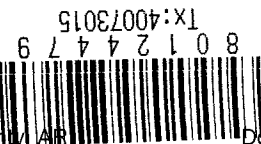
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

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

WITNESS my hand and seal on this **31st** day of **December, 2020**.


Shelby Craft Jones

Warranty Deed - Single



ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Craighead

Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named **Shelby Craft Jones, a single person**, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that **he/she/they** executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this **31st** day of **December, 2020**

Sanda Greene
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.

James Glenn Smith
James Glenn Smith

Mailing Address: 2170 CR 380 BONO AR 72416

"EXHIBIT A"

ALL OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S1/2, SE1/4, SE1/4) OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 3 EAST AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 3 EAST, IN CRAIGHEAD COUNTY, ARKANSAS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF SAID SECTION 20, THENCE S00°05'49"W 347.87 FEET ALONG THE EAST LINE OF SAID SECTION 20 TO A POINT, THENCE S89°16'25"W 1315.92 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SAID SECTION 20, THENCE N00°20'12"E 166.00 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SAID SECTION 20 TO A POINT, THENCE N89°16'42"E 119.70 FEET TO A POINT, THENCE N00°20'12"E 182.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SAID SECTION 17, THENCE S89°16'42"W 119.70 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SAID SECTION 17, THENCE N00°12'37"E 662.75 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SAID SECTION 17 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S1/2, SE1/4, SE1/4) OF SAID SECTION 17, THENCE N89°16'42"E 1314.78 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S1/2, SE1/4, SE1/4) OF SAID SECTION 17 TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S1/2, SE1/4, SE1/4) OF SAID SECTION 17, THENCE S00°14'17"W 662.75 FEET ALONG THE EAST LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING, CONTAINING SOME 20.00 ACRES, MORE OR LESS, IN SAID SECTION 17, AND 10.00 ACRES, MORE OR LESS, IN SAID SECTION 20, FOR A TOTAL OF 30.00 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.



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



File Number: 20-3919

Grantee: JAMES AND MELISSA SMITH
Mailing Address: 2170 CR 380
BONO AR 724160000

Grantor: SHELBY JONES
Mailing Address: PO BOX 357
BONO AR 724160000

Property Purchase Price: \$105,000.00
Tax Amount: \$346.50

County: CRAIGHEAD
Date Issued: 01/04/2021
Stamp ID: 912271360

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): James + Melissa Smith

Grantee or Agent Name (signature): " " Date: 1/4/21

Address: 2170 CR 380

City/State/Zip: Bono, AR 72414