

**WARRANTY DEED**  
(WITH RELINQUISHMENT OF DOWER & CURTESY)

**KNOW ALL MEN BY THESE PRESENTS:**

That We, **GRANTORS**, Brady Rains and Shelly Rains, husband and wife, an undivided one half interest, and Phil Kissee and Connie Kissee, husband and wife, an undivided one half interest, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to us in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said **GRANTEES**, **Michael Shane Davis and Mary Elizabeth Davis, husband and wife**, and unto their heirs and assigns forever, the following lands in the County of Craighead and State of Arkansas, to wit:

Lot 8-3 of the Replat of Lot 8 in Block "A" of Shell Acres Addition, Craighead County, Arkansas, as shown by replat of record in Plat Cabinet "C" page 90, subject to Bill of Assurance in Deed Record 170 page 490 and Amendments thereto in Deed Record 363 page 685 and Miscellaneous Record 40 page 346 at Jonesboro, Arkansas, and to easements as shown on recorded Replat.

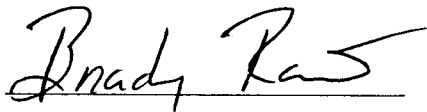
**TO HAVE AND TO HOLD** the same unto the said **GRANTEES**, and unto their heirs and assigns forever, with all appurtenances hereunto belonging.

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

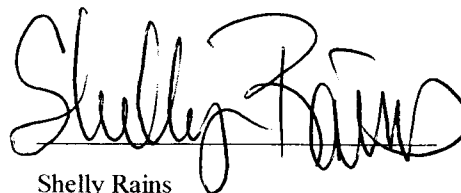
And we, Brady Rains and Shelly Rains, husband and wife, an undivided one half interest, and Phil Kissee and Connie Kissee, husband and wife, an undivided one half interest, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **GRANTEES** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hand and seal this 5 day of January 2022

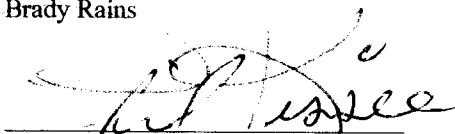
GRANTORS:



Brady Rains



Shelly Rains



Phil Kissee



Connie Kissee



ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 ) ss:  
COUNTY OF Lawrence )

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, Brady Rains and Shelly Rains, husband and wife, an undivided one half interest, and Phil Kissee and Connie Kissee, husband and wife, an undivided one half interest, 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.

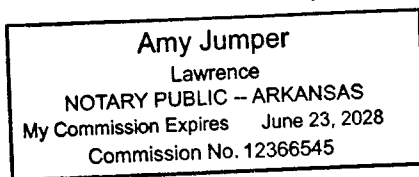
And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead 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 5 day of January 2022

Amy Jumper  
Notary Public

My Commission Expires:

6/23/2028  
(SEAL)



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

[Signature]  
Grantee or Grantee's Agent  
Grantee's Address:

424 NW Lawrence Street  
Hevie, AR 72433



ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION  
Arkansas Real Property Tax Affidavit of Compliance Form

Grantee (Purchaser) Name Michael Shane Davis and Mary Elizabeth Davis			Grantor (Seller) Name Brady Rains and Shelly Rains and Phil Kissee and Connie Kissee		
Grantee (Purchaser) Address 426 NW Lawrence Street			Grantor (Seller) Address 257 CR 306		
City Hoxie	State AR	Zip Code 72433	City Jonesboro	State AR	Zip Code 72401

Date of real property transfer (as reflected on the transfer instrument): 01/05/2022

Name of the county where the property is located: Craighead

Amount of the full consideration for the transaction: 0.00

Tax is due: Value of the documentary stamps: \_\_\_\_\_

No tax is due: Family or Gift or Consideration of \$100 or less

No tax is due: Exemption (check one exemption below)

- Transfers to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions thereof.
- Any instrument given in writing to secure a debt.
- Any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of tax having been paid at the time of the previous recordation.
- Instruments conveying land sold for delinquent taxes.
- Instruments conveying leasehold interest in land only.
- Instruments, including timber deeds, which convey the right to remove timber for a period not to exceed twenty-four (24) months.
- Instruments given by one party in a divorce action to other party to the divorce action as a division of marital property whether by agreement or order of the court.
- Instruments given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.
- Instruments given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.
- Instruments conveying a home financed by the Federal Housing Administration, Department of Veterans Affairs, or United States Department of Agriculture (USDA) Rural Development, if the sale price of the home is sixty thousand dollars (\$60,000) or less and the seller files with the county recorder of deeds a sworn statement by the buyer stating that neither the buyer nor the spouse of the buyer has owned a home within three (3) years of the date of closing and also stating the sale price of the home.
- Instruments conveying land between corporations, partnerships, limited liability companies, or between a business entity and its shareholder, partner or member of a corporation incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.
- A beneficiary deed under ACA 18-12-608.
- Other (Explain): \_\_\_\_\_

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.

Michael Shane Davis  
(Print Name)

(Signature of Requestor)

1-5-22  
(Date)