

2023R-000706

FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
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FEE: 25.00
PAGES: 3
SHELENA SHUMPERT

This instrument prepared by:
Slayton Law Firm, PLLC
218 W. Washington
Jonesboro, AR 72401

----- State of Arkansas ----- Space Above This Line For Recording Date-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT We, **Floyd Howard and Shirley Howard, husband and wife**, GRANTORS, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **James Plumbing, LLC**, an Arkansas limited liability company, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said GRANTEE, and unto its heirs and assigns forever, the follow lands lying in Craighead County, Arkansas, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO.

To have and to hold the same unto the said GRANTEE and unto GRANTEE'S heirs and assigns forever, with all appurtenances and improvements thereunto belonging.

And We, **Floyd Howard and Shirley Howard**, hereby covenant with the said GRANTEE that we will forever warrant and defend the title to the lands so conveyed against all claims whatsoever.

And We, **Floyd Howard and Shirley Howard**, for and in consideration of the said sum paid, do hereby release and relinquish unto said GRANTEE our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 11th day of January, 2023.

Floyd Howard
Floyd Howard

Shirley J Howard
Shirley Howard

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

Before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Floyd Howard and Shirley Howard, husband and wife**, to me well known, or satisfactorily proven, to be the persons whose names are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

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 for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 11th day of January, 2023.

Mary J Thorne
NOTARY PUBLIC

My Commission Expires: 7/15/2026



CERTIFICATION

I certify under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this instrument. Exempt for no consideration paid.

Grantee: Rodney Jones

Address: 225 N. Main St
BOND AR 72416

EXHIBIT "A"

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19 AFORESAID; THENCE NORTH 89°40'11" WEST, A DISTANCE OF 120.51 FEET TO A POINT; THENCE NORTH 23°37'11" WEST, A DISTANCE OF 125.30 FEET TO A POINT; THENCE NORTH 66°48'49" EAST, A DISTANCE OF 88.00 FEET TO A POINT; THENCE NORTH 23°11'11" WEST, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 23°11'11" WEST, A DISTANCE OF 32.00 FEET TO A POINT; THENCE NORTH 66°48'49" EAST, A DISTANCE OF 15.27 FEET TO A POINT; THENCE SOUTH 23°11'11" EAST, A DISTANCE OF 32.00 FEET TO A POINT; THENCE SOUTH 66°48'49" WEST, A DISTANCE OF 15.27 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 489 SQ. FT. OR 0.01 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.