

Warranty Deed

(CORPORATION)

Lenders Title Company
2207 Fowler Avenue
Jonesboro, Arkansas 72401
98-139345

#11349

KNOW ALL MEN BY THESE PRESENTS:
THAT PHILLIPS INVESTMENTS, INC.

a corporation organized and existing under and by virtue of the laws of the State of Arkansas, by its President, Vice President and Secretary duly authorized by proper resolution of its Board of Directors, for and in consideration of the sum of TEN AND NO/100ths (\$10.00) DOLLARS and other good and valuable considerations to it in hand paid by BOBBY W. RILEY, the receipt of which is hereby acknowledged.

does hereby grant, bargain, sell and convey unto the said BOBBY W. RILEY

unto his heirs and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION



TO HAVE AND TO HOLD the same unto the said GRANTEE and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And PHILLIPS INVESTMENTS, INC. hereby covenants with said Grantee that it will forever warrant and defend the title to the said lands against all claims whatsoever. IN TESTIMONY WHEREOF, the name of the grantor is hereunto fixed by its President, Vice President and its seal affixed by its Secretary, this 5th day of February, 19 98. ATTEST: Steven Phillips, Vice President PHILLIPS INVESTMENTS, INC. Attest: Daniel Phillips, Secretary By: Barry Phillips, President

CORPORATE ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD } SS
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 Barry Phillips and Steven Phillips and Daniel Phillips to me personally well known, who stated they were the President, Vice President and Secretary, respectively of Phillips Investments, Inc. a corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth. IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this 5 day of Feb., 19 98. My Commission Expires: March 1, 1999 Charlotte Martin Notary Public

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Buyer Bobby W. Riley Address P.O. Box 1577 Jonesboro 72403

EXHIBIT "A"

Tract 1: A part of the Northwest Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Beginning at the Northwest corner of Section 23, aforesaid; thence along an existing County Road as follows: South 86 degrees 08' East 235.0 feet, South 59 degrees 29' East 203.4 feet; thence South 0 degrees 05' West 376.5 feet; thence North 88 degrees 41' East 256.0 feet; thence South 0 degrees 13' West 815.3 feet; thence South 88 degrees 41' West 662.2 feet; thence North 1320.2 feet to the point of beginning proper, and being subject to a Road Easement on part of the North side of Tract, which tract includes Lot 1 of Herman Phillips Subdivision of part of the Northwest Quarter of Section 23, Township 14 North, Range 3 East, as shown by plat of record in Plat Cabinet "B" page 109 at Jonesboro, Arkansas, LESS AND EXCEPT part of the Northwest Quarter of the Northwest Quarter of said Section 23, Craighead County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of said Northwest of the Northwest Quarter; thence North 00 degrees 41' East along the West line thereof a distance of 362.8 feet to a point on the proposed Northeasterly right of way line of Highway 63 By-Pass; thence South 40 degrees 40' 46" East along said proposed right of way line a distance of 83.4 feet to a point; thence South 07 degrees 14' 42" East along said proposed right of way line a distance of 297.4 feet to a point on the South line of the said Northwest Quarter of the Northwest Quarter; thence South 87 degrees 22' West along the South line thereof a distance of 96.3 feet to the point of beginning, which was deeded to Arkansas State Highway Commission in Deed Record 172 page 132 at Jonesboro, Arkansas.

Tract 2: Part of the Northwest Quarter of the Northwest Quarter of Section 23, Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Beginning at the Southeast Corner of the aforesaid Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 54' 20" West 670.39 feet; thence North 0 degrees 18' East 814.9 (record 815.3 feet); thence North 88 degrees 41' East 273.77 feet; thence South 0 degrees 21' West 241.18 feet; thence South 89 degrees 13' 20" East 399.22 feet; thence South 0 degrees 21' West 573.50 feet to the point of beginning proper, LESS AND EXCEPT any part thereof that may lie within the East 410.0 feet of the North 760.0 feet of the Northwest Quarter of the Northwest Quarter aforesaid.

Tract 3: Part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 14 North, Range 3 East, more particularly described as follows: Begin at a point 20 feet West of the Northeast Corner of said Section 22; thence South 105 feet to a point; thence West 319 feet to point on the Northeasterly right of way line of Highway 63 By-pass; thence North 07 degrees 23' 10" West along said right of way line 98.2 feet; thence North 15 degrees 55' West along said right of way line 8 feet to a point on the North line of said Section 22; thence East along said North line 335.1 feet to the point of beginning.

DEED BOOK 554 PAGE 237-238

DATE : 02-12-1998
 TIME : 08:34:26 A.M.
 FILED & RECORDED IN
 OFFICIAL RECORDS OF
 CRAIGHEAD COUNTY, AR.
 ANN HUDSON
 CIRCUIT CLERK

Shannon Vickers D.C.