

This Instrument Prepared By:
Gardner Law Firm, P. A.
A Professional Association
P. O. Box 1965
Jonesboro, Arkansas 72403

After Recording Return To:
Professional Title Services of Arkansas, L.L.C
740 Southwest Drive
Jonesboro, AR 72401



JB2017R-001620 2
JB2017R-001620
CANDACE EDWARDS
CRAIGHEAD COUNTY
RECORDED ON:
02/03/2017 08:48AM

BY Candace Edwards, D. C.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHNNY ALLEN, an unmarried person, the sole and only heir of George W. Allen and Margaret Allen, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by FARMER ENTERPRISES, INC., an Arkansas corporation, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Grantee, and unto Grantee's successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

All of the Northeast part (lying North and East of and adjoining the St. Louis and San Francisco Railway Co. now known as Burlington Northern Railroad right of way) of the Northeast Quarter of the Southeast Quarter of Section 35, Township 14 North, Range 4 East, containing 3 acres, more or less.

To have and to hold the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims done or suffered by, through or under Grantor, but against none other.

WITNESS my hand and seal on this 12th day of January, 2017.

Johnny Allen
Johnny Allen, Grantor

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 26th day of January, 2017, before me, a Notary Public, appeared in person the within named Johnny Allen, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that he had so 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 26th day of January, 2017.



Sharon Craig
Notary Public

AMOUNT OF TAX \$ 0.00

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

Grantee or Agent: DREW MILNER

Grantee's Address: 2504 ALEXANDER DR. #116
JONESBORO, AR 72401