

ELECTRONIC RECORDING  
**2022R-012559**  
CERTIFICATE OF RECORD  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
KASEY TRAVIS, CLERK & RECORDER  
06/03/2022 01:14:57 PM  
RECORDING FEE: 30.00  
PAGES: 4

Please Return To:

Lenders Title Company  
2207 Fowler Avenue  
Jonesboro AR, 72401  
Phone: 870-935-7410  
Fax: 870-933-7222

File Number: 22-081698-300

This deed form prepared under the supervision of:  
J. Mark Spradley, Attorney at Law  
1501 N. University, Suite 155  
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
(UNMARRIED PERSON)

**KNOW ALL MEN BY THESE PRESENTS:**

That, Glenn C. Smith, an unmarried person, Grantor, 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 Centennial Bank as Qualified Intermediary for John Stuckey, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and unto his heirs and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

The West Half of the Southwest Quarter (W 1/2 of SW 1/4) of Section 19, Township 14 North, Range 5 East, LESS AND EXCEPT the following described 3 tracts: (1) 2 acres in the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) described as follows: Beginning at the Southeast corner of the SW 1/4 of the SW 1/4 and running West 350 feet; thence North 250 feet; thence East 350 feet; thence South 250 feet to the point of beginning, less also the road right-of-way; (2) Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, said corner also being on the proposed Northerly right of way line of State Highway 18; thence North 79° 03' East along said proposed right of way line a distance of 291.2 feet to a point; thence North 80° 33' East along said proposed right of way line a distance of 258.3 feet to a point; thence North 87° 48' East along said proposed right of way line a distance of 256.2 feet to a point; thence North 89° 12' East along said proposed right of way line a distance of 219.8 feet to a point; thence South 1° 09' West a distance of 35.6 feet to a point on the existing Northerly right of way line of said Highway; thence South 88° 03' West along said existing right of way line a distance of 470.7 feet to a point; thence in a Westerly direction along said existing right of way line on a curve left having a radius of 1,004.93 feet a distance of 207.1

feet to a point; thence South 76° 00' West along said existing right of way line a distance of 93.0 feet to a point on the South line of said Southwest Quarter of the Southwest Quarter; thence South 88° 12' West along said South line a distance of 250.5 feet to the point of beginning and containing 0.79 acres more or less; and (3) Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Starting at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19; thence South 01° 48' 46" West along the West line thereof a distance of 1321.88 feet to the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 30, said point also being on the Northerly proposed right of way line of State Highway 18 for the point of beginning; thence North 77° 42' 21" East along said proposed right of way line a distance of 219.65 feet to a point; thence North 77° 07' 22" East along said proposed right of way line a distance of 118.10 feet to a point; thence North 82° 09' 25" East along said proposed right of way line a distance of 237.72 feet to a point; thence North 79° 09' 09" East along said proposed right of way line a distance of 224.92 feet to a point; thence South 88° 36' 41" East along said proposed right of way line a distance of 267.37 feet to a point; thence South 00° 14' 12" East a distance of 52.09 feet to a point on the Northerly existing right of way line of State Highway 18; thence North 88° 47' 26" West along said existing right of way line a distance of 37.66 feet to a point; thence South 89° 00' 26" West along said existing right of way line a distance of 220.31 feet to a point; thence South 88° 32' 26" West along said existing right of way line a distance of 256.80 feet to a point thence South 81° 01' 14" West along said existing right of way line a distance of 258.32 feet to a point; thence South 79° 09' 23" West along said existing right of way line a distance of 288.98 feet to the point of beginning and containing 0.54 acre or 23,316 square feet, more or less.

Subject to the reservation of 50% of all oil, gas and mineral rights by Glenn C. Smith, the grantor herein.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

**TO HAVE AND TO HOLD** the above described lands unto the Grantee(s) and his heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And I hereby covenant with the Grantee(s) that I will forever warrant and defend the title to the above described lands against all claims whatsoever.





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: 22-081698-300

Grantee:  
Mailing Address: JOHN STUCKEY  
10415 STUCKEY LN  
TRUMANN AR 724720000

Grantor:  
Mailing Address: GLENN C SMITH  
1705 PINWOOD  
GREENVILLE MS 387010000

Property Purchase Price: \$767,000.00  
Tax Amount: \$2,531.10  
County: CRAIGHEAD  
Date Issued: 06/02/2022  
Stamp ID: 1079023616

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): ATC as agent  
Grantee or Agent Name (signature): Brandi Ledner Date: 6/2/22  
Address: 10415 Stuckey Ln.  
City/State/Zip: Trumann AR 72472