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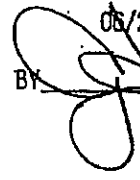
JB2014R-009973

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

06/23/2014 10:31AM

BY  D. C.



THIS INSTRUMENT PREPARED BY:
DENNIS ZOLPER
ATTORNEY AT LAW
915 S. MAIN STREET
JONESBORO, AR 72401
(870) 934-1511
ABA 74158

GENERAL WARRANTY DEED

Hubert Brodell and Dorothy Brodell, his wife Grantors, for an in consideration of the sum ten dollars (\$10.00) and other good and valuable consideration, in hand paid by Linda Lea Ball, Grantee, the receipt and sufficiency of which is hereby acknowledged; does hereby grant, bargain, and sell unto the Grantee and unto Grantee's heirs and assigns forever, the real property situated in Craighead County, Arkansas and described as follows: (Property)

The West 89 feet of the South 125 feet of Lot 1, Block 2, in Flint's Addition to the City of Jonesboro, Arkansas, subject to easements, building lines, restrictions and assessments of record..

To have and to hold the property unto the Grantee and unto her heirs and assigns forever, with all appurtenances there unto belonging and Grantors covenants with the Grantee as follows:

1. Grantors are now seized in fee simple absolute of the property;
2. Grantors has full power to convey the property;
3. The property is free from all encumbrance, 1 (Except for matters appearing in the real property records of the county where the property is located); 2 (Except for such matters as would be disclosed by an accurate survey of the property as of the date of this deed, including without limitation the rights of third-parties to ingress, egress or possession (whether by prescription or claim of fee title) on or over the property on account of driveways, fences, or other structures on the property capable of serving

adjoining property owned by third-parties); 3 Except for the mortgage to be placed of record to the Grantors.

4. Grantee shall enjoy quiet title to the property without any lawful disturbances;
5. Grantors will defend the property against all lawful claims of third-parties claiming any interest in the property except to the extent accepted above; and
6. Grantors will, on demand and at Grantors' expense, perform any necessary future actions, including executing and delivering any documents, necessary to perfect title to the property in Grantee.

Notwithstanding anything contained herein to the contrary, Grantors makes no warranties or representations whatsoever regarding any mineral rights associated with the property. To the extent Grantors owns any mineral rights associated with the property, same are conveyed to Grantee by quitclaim and without any warranty of title. The property is expressly subject to any prior or existing mineral rights or reservations owned or enjoyed by third-parties.

Notwithstanding anything contained herein to the contrary, Grantors makes no warranties or representations regarding claims of adverse possession, boundary by acquiescence, and boundary by agreement or otherwise by third-parties that may exist as a result of any variation or deviation of any existing fences or other boundary markers that may not be located precisely on the boundary line of the property. Furthermore, Grantors makes no warranties or representations regarding the rights of third-parties to assert easements of necessity to any portion of the property.

Executed this 10th day of April, 2013.

GRANTORS:

By: Hubert Brodell
Hubert Brodell

By: Dorothy Brodell
Dorothy Brodell

CERTIFICATION

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

Linda Lea Ball
GRANTEE NAME

Jonesboro, AR 72404
GRANTEE'S ADDRESS

Linda Ball
GRANTEE'S SIGNATURE

(\$29,000 for revenue stamps)

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

On this day before me, a Notary Public, duly commissioned, qualified and acting, with and for said county and state, appeared in person the within named Hubert Brodell and Dorothy Brodell, his wife to me well known, who stated and acknowledged that they were the Grantors

and have so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

On the same day Dorothy Brodell, wife of Hubert Brodell, to me well known to be the person whose name appears as Grantor in the foregoing Deed, and in the absence of her husband stated that she had executed the Deed of our own free will and had signed and sealed the relinquishment of dower and homestead therein expressed for the purposes and consideration therein stated.

In testimony whereof I have hereunto set my hand and official seal this 13th day of April, 2013.

My Commission Expires



Dennis Zolper

NOTARY PUBLIC



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



Grantee: LINDA LEA BALL
Mailing Address: 650 W MONROE AVE
 JONESBORO AR 724012744

Grantor: BUBERT AND DOROTHY BRODELL
Mailing Address: 900 SEQUOIA DR
 JONESBORO AR 724016037

Property Purchase Price: \$29,000.00
Tax Amount: \$95.70

County: CRAIGHEAD
Date Issued: 06/20/2014
Stamp ID: 972095488

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): Linda Lea Ball

Grantee or Agent Name (signature): _____ **Date:** _____

Address: _____

City/State/Zip: _____