



WARRANTY DEED
Filed: 07/09/2019 02:39 PM
COLUMBIA COUNTY, AR
Angela Keith, Circuit Clerk

By: KALEIGH MCADAMS D.C.
PAGES: 4 30.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Frances Ida Belle Green Smith, a single person, (GRANTOR)**, for the consideration of the sum of One Dollar and no/100 (\$1.00) and other valuable consideration, in hand paid by **H&F Properties, LLC, an Arkansas limited liability company, (GRANTEE)**, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said **H&F Properties, LLC, an Arkansas limited liability company**, whose address is 1614 Jerry Street, Magnolia, AR 71753 and unto its successors and assigns forever the following described land, situated in the County of Columbia, State of Arkansas, to-wit:

Tract 1:

Commencing at the SE Corner of the SE1/4 of the NW1/4 of Section 2, Township 17 South, Range 21 West, and run West 440.4 feet to a point of beginning, thence West 100 feet, thence North 150 feet, thence East 100 feet, thence South 150 feet to the point of beginning.

Tract 2:

Commencing at the SE Corner of the SE1/4 of the NW1/4 of Section 2, Township 17 South, Range 21 West, and run West 540.4 feet to the point of beginning, thence West 500 feet, thence North 150 feet, thence East 500 feet, thence South 150 feet to the point of beginning.

Tract 3:

Commencing at the SE Corner of the SE1/4 of NW1/4 of Section 2, Township 17 South, Range 21 West, and run West 240.4 feet to the point of beginning, then run West 100 feet, then run North 150 feet, then run East 100 feet, then run South 150 feet to the point of beginning.

Tract 4:

Commencing at the SE Corner of the SE1/4 of the NW1/4 of Section 2, Township 17 South, Range 21 West, and run West 340.4 feet to the point of beginning, then run



West 100 feet, then run North 150 feet, then run East 100 feet, then run South 150 feet to the point of beginning.

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[Legal description provided by Title Guaranty of Columbia County, Inc.]

This conveyance is made subject to all prior (a) reservations and conveyances of minerals and royalties, and (b) restrictions, reservations, covenants, easements, and right-of-ways now of record in Columbia County, Arkansas relating to the above described property.

TO HAVE AND TO HOLD the same unto the GRANTEE and unto its successors and assigns forever, with all appurtenances thereunto belonging. And GRANTOR hereby covenants with the GRANTEE that GRANTOR will forever warrant and defend the title to the property against all lawful claims whatever.

AND GRANTOR, for the consideration aforesaid, does hereby release and relinquish unto GRANTEE all rights of curtesy and homestead in and to the said lands.

This instrument may be executed in counterparts, each having like force and effect as the original, and this deed shall be valid and binding upon each party executing the original instrument or a counterpart thereof.

Signature Page to Follow

1502566



CERTIFICATE of RECORD

Book 376

Instrument #396

Deed Book

Filed: 09/15/2015 03:33 pm

Columbia County, Arkansas

Phyllis Disotell, Circuit Clerk

By: TAVON LOWE, DEPUTY

3 Pages

\$25.00

File Number: 15-418C
Prepared under the supervision and direction of:
Steel & Gunter, Attorney's at Law
219 North Main St.
Nashville, Ar 71852

WARRANTY DEED

STATE OF ARKANSAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLUMBIA

THAT WE/I, **Johnie Michael Caldwell, a single person, GRANTOR(S)**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid by **H&F Properties, LLC , an Arkansas Limited Liability Company, GRANTEE(S)**, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the said GRANTEE(S) and unto their/his/her heirs and assigns forever, the following lands located in Columbia County, Arkansas, to wit:

A tract of land in part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 17 South, Range 21 West, City of Magnolia, Columbia County, Arkansas and being more particularly described as follows:

Commencing at the Northeast corner of said NE/4 of the SW/4; Thence North 87 degrees 56 minutes 41 seconds West a distance of 565.70 (Record distance 565.53 feet) to a found 60d nail in West University Street; Thence North 87 degrees 57 minutes 15 seconds West a distance 167.67 feet to a set Cotton Picker Spindle and stamped steel disc for the Point of Beginning of Tract herein described: Thence South 02 degrees 47 minutes 44 seconds West a distance of 379.07 feet to a set 5/8 inch capped Rebar in a fence line; Thence North 87 degrees 41 minutes 33 seconds West a distance of 211.57 feet to a set 5/8 inch capped Rebar; Thence North 00 degrees 07 minutes 25 seconds West a distance of 378.35 feet (Record distance 378.36 feet) to a found 3/4 inch steel rod; Thence South 87 degrees 57 minutes 15 seconds East a distance of 230.85 feet back to the Point of Beginning of Tract herein described, containing 1.922 acres, more or less.

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