

Bank of N.E.A. Will Call

536



SPECIAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Riley S. Rainwater, Jr. and First Tennessee Bank, Memphis Tennessee, Co-Trustees under an instrument dated December 17, 1975 known as WIR Trust I and William I. Rainwater and First Tennessee Bank, Memphis, Tennessee, Co-Trustees under an instrument dated December 17, 1975 known as RSR II Trust I, Grantors, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable considerations, including the assumption of the indebtedness to Lyndall E. Lay, Trustee for the L. E. Lay and Company, Inc., and dated April 9, 1974 and appearing in Mortgage Record Book 171, page 3, of the records of Craighead County, Arkansas, and assigned to Drummond Citizens Insurance Company on April 10, 1974, and appearing in Mortgage Record Book 171, page 167, of the records of Craighead County, Arkansas, to us paid by the Bank of Northeast Arkansas, Jonesboro, Arkansas, Grantee, do hereby grant, bargain, sell and convey unto the said Grantee and unto its successors and assigns forever, the following lands lying in Craighead County, Arkansas, to-wit:

The North 96 feet of Lot 1 of Knight's First Addition to the City of Jonesboro, and Lots 10, 11 and 12 of Howard's Addition to the City of Jonesboro (formerly Town of Nettleton), being the tracts conveyed by Edward H. Cherry and Jane L. Cherry in Warranty Deeds appearing in Deed Record Book 266, page 532/534 through 533/535.

Bk 10 pg 390

To have and to hold the same unto the said Grantee and into its successors and assigns forever, together with all the improvements and appurtenances thereunto belonging or in anywise appertaining.

And we hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through, or under us, but not further or otherwise.



In testimony whereof, we have hereunto set our hands and seals
in the capacities stated above on this 2nd day of January, 1979.

Riley S. Rainwater, Jr. (L.S.)
Riley S. Rainwater, Jr., Co-Trustee WIR Trust I

William I. Rainwater (L.S.)
William I. Rainwater, Co-Trustee RSR II Trust I

FIRST TENNESSEE BANK
Memphis, Tennessee, Co-Trustee of
WIR Trust I & RSR II Trust I

By:

[Signature]
Trust Administrator

ATTEST:

STATE OF ARKANSAS)
) SS
COUNTY OF CRAIGHEAD)

ACKNOWLEDGMENT

Before the undersigned, a Notary Public of the County and State aforesaid, on this day personally appeared Riley S. Rainwater, Jr., and William I. Rainwater, known to me to be the persons whose names are subscribed to the foregoing instrument as Co-Trustees for the WIR Trust I and RSR II Trust I, respectively, Grantors therein, and stated that they had executed the same, as Co-Trustees for the said Trusts and that the said Trusts executed the same by and through them, for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this second day of January, 1979.

[Signature]
NOTARY PUBLIC

My Commission Expires:

April 1, 1982

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 3rd day of January, 1979, before me, Celinda Freeman, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named John H. Curtis, Jr., to me personally well known, who stated that he was the Trust Administrator of First Tennessee Bank N. A. Memphis, a corporation, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further 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 3rd day of January, 1979.

Celinda Freeman
Notary Public

My commission expires:
February 16, 1982

FILED FOR RECORD

This 22 day of Feb., 1979

At 1:10 o'clock P M.

OPIE CHAMBERS

Circuit & Chancery Court Clerk

By Rosalie Slardi D.C.

CERTIFICATE OF RECORD

STATE OF ARKANSAS)
County of Craighead) SS

I, Opie Chambers, Clerk of the Circuit Court and Ex-Officio Recorder for the County aforesaid do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on 22 day of FEB. A.D. 19 79 at 1:10 o'clock P M., and the same is now duly recorded, with the acknowledgment and certificate thereon, in Record Book, Vol. 266 Page 536.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said court this 22nd day of FEBRUARY A.D. 1979

Opie Chambers, Circuit & Chancery Court Clerk

By Rosalie Slardi Deputy Clerk

Prepared By:
William P. Allison, Esq.
Allison Law Firm, P.A.
1501 N. University Ave., Suite 220
Little Rock, Arkansas 72207

Professional Land Title Company of Arkansas
2120 West Main St
Cabot, AR 72023
(501) 843-1881
File No. ORJB-56
Job No. 100824
City of Jonesboro

Tr # 1
less \$ except

SPECIAL WARRANTY DEED

THAT **REGIONS BANK**, an Alabama state banking corporation (f/k/a Bank of Northeast Arkansas) ("Grantor"), for and in consideration of the sum of One Hundred Twenty-Four Thousand, Three Hundred Eighty-Three and No/100 Dollars (\$124,383.00) and other good and valuable consideration, paid by **CITY OF JONESBORO**, an agency of the State of Arkansas ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, and unto its successors and assigns forever, the following described lands, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its components, hydrocarbons, sulfur minerals and all other hydrocarbons which do not interfere with the surface use for highway purposes, said lands being more particularly described as follows in the County of Craighead, State of Arkansas, (the "Property"):

SEE ATTACHED EXHIBIT A

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

Except as otherwise provided herein, Grantor covenants that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but not otherwise.

The conveyance of the Property is subject to easements, conditions and restrictions of record that lawfully affect the Property and those matters that would be shown on a current, accurate survey of the Property or by an inspection thereof, as well as taxes and assessments from the date of the conveyance.

Grantee hereby acknowledges and agrees that in no event shall the conveyance of the Property prevent or affect Grantor's right of access the remainder portion of Grantor's property which is not part of the conveyance contemplated herein.

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IN WITNESS WHEREOF, this 21st day of December, 2018.

GRANTOR:

REGIONS BANK,
an Alabama state banking corporation

By: Korey J. Cox
Name: Korey J. Cox
Title: Vice President

ACKNOWLEDGMENT

State of Alabama)
County of ~~Shelby~~ Sebastian)

On this 21st day of December, 2018, before me, Kimberly A. Dunn, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Korey J. Cox** (being the person or persons authorized by said state banking corporation to execute such instrument, stating his in that behalf), to me personally well known (or satisfactorily proven to be such person), who stated that he was the Vice President of the REGIONS BANK, an Alabama state banking corporation, and was duly authorized in his respective capacity to execute the foregoing instrument for and in the name and behalf of state banking corporation, and further 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 21st day of December, 2018.

Kimberly A. Dunn
Notary Public

My Commission expires December 10, 2022
[SEAL]

DOCUMENTARY TAX STATEMENT

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, OR this instrument is exempt from the real property transfer tax.

Tara Dudd, agent PT
Arkansas State Highway Commission or Agent

Grantee: Arkansas State Highway Commission
Grantee's Address: P.O. Box 2261, Little Rock, AR 72203

EXHIBIT A

Part of Lot 12 of Howard Addition being a part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows:

BEGINNING at a point being used as the Southwest Corner Lot 12 of Howard Addition; thence North 33°06'39" East along the East right of way line of Watt Street as established by the Plat of Howard Addition recorded in Plat Book 10, Page 390 a distance of 106.85 feet to a point on the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by AHTD Job 100824; thence South 25°44'54" West along said right of way line a distance of 79.55 feet to a point; thence South 11°16'08" East along said right of way line a distance of 41.28 feet to a point on the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by the Plat of Howard Addition recorded in Plat Book 10, Page 390; thence North 54°37'51" West along said right of way line a distance of 39.09 feet to the POINT OF BEGINNING and containing 0.03 acres (1,099 sq. ft.) more or less as shown on AHTD plans referenced as Job 100824.

AND ALSO:

Part of Lot 10 of Howard Addition being a part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas more particularly described as follows:

Commencing at a point being used as the Southwest Corner Lot 12 of Howard Addition; thence South 54°37'51" East along the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by the Plat of Howard Addition recorded in Plat Book 10, Page 390 a distance of 116.00 feet to a point on the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by AHTD Job 100824 for the POINT OF BEGINNING; thence North 23°22'39" East along said right of way line a distance of 11.92 feet to a point; thence South 66°36'26" East along said right of way line a distance of 12.00 feet to a point; thence South 07°17'35" West along said right of way line a distance of 16.04 feet to a point on the North right of way line of U.S. Highway 63 Business (Nettleton Avenue) as established by the Plat of Howard Addition recorded in Plat Book 10, Page 390; thence North 54°37'51" West along said right of way line a distance of 16.81 feet to the POINT OF BEGINNING and containing 191 square feet more or less as shown on AHTD plans referenced as Job 100824.

Total to acquire being 0.03 acres (1,290 sq. ft.) more or less as shown on AHTD plans referenced as Job 100824.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Affidavit of Compliance



File Number: ORJB-56

Grantee: CITY OF JONESBORO
Mailing Address: 300 S. CHURCH STREET
JONESBORO AR 724010000

Grantor: REGIONS BANK
Mailing Address: 250 RIVERCHASE PARKWAY, 6TH FLOOR
BIRMINGHAM AL 352440000

Property Purchase Price: \$124,383.00
Tax Amount: \$0.00

County: CRAIGHEAD
Date Issued: 12/13/2018
Affidavit ID: 1106544640

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas.

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): Tara Deich, agent PLT

Grantee or Agent Name (signature): Tara Deich, agent PLT Date: 1/3/19

Address: 300 S. Church Street

City/State/Zip: Jonesboro, AR 72401