

DOCH 201306931

Space Above This Line for Recorder's Use

After recording, please return to:

Adams and Reese LLP  
Regions Harbor Plaza  
1901 6<sup>th</sup> Avenue North, Suite 3000  
Birmingham, Alabama 35203  
Attention: Jeffery S. DeArman

STATE OF ARKANSAS           )  
  )  
COUNTY OF LONOKE         )

### GENERAL WARRANTY DEED

THIS INDENTURE made this 8<sup>th</sup> day of May, 2013, by **NORMA JEAN MORROW** (a/k/a Norma Jean Poteete Morrow), an unmarried woman and an individual resident of the State of Arkansas ("Grantor"), and in favor of **REGIONS BANK**, an Alabama state banking corporation ("Grantee").

**WITNESSETH:** That the Grantor, for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold, and by these presents, does grant, bargain, sell and convey unto the said Grantee, all that tract or parcel of land lying and being in Lonoke County, Arkansas, and being more particularly described on **Exhibit A** attached hereto and incorporated herein (the "Property");

**TO HAVE AND TO HOLD** the said Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging, or in anywise appertaining, to the use, benefit and behoof of the said Grantee forever, in fee simple, the said Grantor hereby covenanting that, except as provided herein, the above-described Property is free and clear from any encumbrance done or suffered by Grantor. The said Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the lawful claims

of all persons; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on **Exhibit B**, attached hereto and incorporated herein by reference.

In addition to the conveyance of the real estate as contemplated herein, Grantor hereby further **CONVEYS** and **QUIT CLAIMS** to Grantee any and all right, title and interest Grantor may have in and to any land lying in the right of way of Allis Street and Haywood Street adjoining the Property to the center line of said Allis Street and Haywood Street.

**GRANTOR HEREBY REPRESENTS THAT THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

*[The Remainder of This Page is Intentionally Left Blank]*

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and sealed on the date first written above.

GRANTOR:

Norma Jean Morrow  
Norma Jean Morrow (a/k/a Norma Jean Poteete Morrow), an unmarried woman and individual resident of the State of Arkansas

STATE OF ARKANSAS )

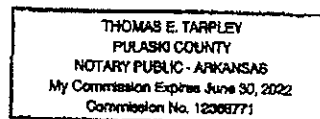
PULASKI COUNTY )

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared Norma Jean Morrow (a/k/a Norma Jean Poteete Morrow), an unmarried woman and an individual resident of the State of Arkansas, to me well known to be the person whose name appears as Grantor in the foregoing instrument, and stated that she executed the same for the consideration, uses and purposes therein stated in her individual capacity.

[Signature]  
Notary Public

My Commission Expires:

6-30-2022  
[SEAL]



IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and sealed on the date first written above.

GRANTOR:

Norma Jean Morrow  
Norma Jean Morrow (a/k/a Norma Jean Poteete Morrow), an unmarried woman and individual resident of the State of Arkansas

STATE OF ARKANSAS )

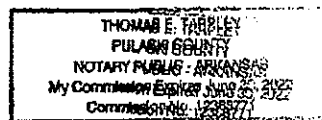
PULASKI COUNTY )

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared Norma Jean Morrow (a/k/a Norma Jean Poteete Morrow), an unmarried woman and an individual resident of the State of Arkansas, to me well known to be the person whose name appears as Grantor in the foregoing instrument, and stated that she executed the same for the consideration, uses and purposes therein stated in her individual capacity.

12/19/22  
Notary Public

My Commission Expires:

6-30-2022  
[SEAL]



## EXHIBIT A TO LIMITED WARRANTY DEED

### Property

#### [LEGAL DESCRIPTION]

A part of Lots one (1) and two (2), Block forty-nine (49), City of England, Lonoke County, Arkansas, more particularly described as beginning at the Northwest corner of said Lot one (1); Thence North 65 degrees East along the North line of said Lot one (1) 35 feet; Thence South 25 degrees East 50 feet to the South line of Lot two (2); Thence South 65 degrees West along the South line of Lot two (2) 35 feet to the Southwest corner of said Lot two (2); Thence North 25 degrees West along the West line of said Lots one (1) and two (2), 50 feet to the point of beginning. Subject to a easement across the South 3 feet of said Lot two (2), as shown in Deed Book 136, Page 328.

## EXHIBIT B TO LIMITED WARRANTY DEED

### Permitted Encumbrances

1. Taxes and assessments for the 2013 calendar year and subsequent years, which are not yet due and payable.
2. Streets and Alleys as shown on Plat as recorded in Deed Book 31, Page 600, and in Deed Book 49, Page 219, and a copy filed in Plat Book A, Page 22, now in Plat Cabinet 2, Sleeve 1042, and a copy filed in Plat Book A, Page 58, now in Plat Cabinet 2, Sleeve 1065, records of Lonoke County, Arkansas.

**CERTIFICATE OF RECORD**  
**DOCH RECORDING201306931**  
06/05/2013 11:21:53 AM  
Filed & Recorded in Official Records of  
LONOKE COUNTY  
DEBORAH GOLESBY CIRCUIT CLERK  
Fees \$48.00  
BY T. Edge D.C.