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Prepared By:
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2022R000333
STATE OF ARKANSAS
COUNTY OF ST. FRANCIS
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BETTE S. GREEN, CIRCUIT CLERK
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FIDUCIARY'S DEED

The undersigned, Dillon S. McClain, Vice President and Attorney for the Arkansas Baptist Foundation, being the duly appointed, qualified and acting Personal Representative of the Will and Estate of Betty Rea Allen Jones, deceased, pursuant to authorization contained in said Will, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid by **the Arkansas Baptist Foundation as Trustee of the Larry Jones Trust**, hereafter called Grantee, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and unto its heirs and assigns forever, all the said decedent's right, title, and interest in and to the following-described real property situated in St. Francis County, Arkansas:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTIONS

TO HAVE AND TO HOLD the same unto Grantee and unto her heirs and assigns forever, together with all appurtenances thereunto belonging.

EXECUTED the 26th day of January, 2022.

DILLON S. MCCLAIN, VICE PRESIDENT
Personal Representative

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

On the 26th day of January 2022, personally appeared before me, the undersigned Notary Public, Dillon S. McClain, to me well known, and acknowledged that he had executed the foregoing instrument in the capacity and for the purposes and consideration therein stated.

IN WITNESS WHEREOF, I have set my hand and official seal.

Diane Summers

Notary Public

My Commission Expires:
06-06-2024

DIANE SUMMERS
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires June 6, 2024
Commission No. 12399062

I certify under penalty of false swearing that the legally correct amount of documentary stamps or documentary symbol have been placed on this instrument. If none, exempt or no tax due.

Grantee or Agent: *Dillon S. McClain*
Grantee's Address: 10 Remington Drive
Little Rock, AR 72204

EXHIBIT A

Tract A:

The South Three Hundred (300) acres in a parallelogram of the South Half (S½) of Section Fifteen (15), in Township Four (4) North, Range Six (6) East, less public road and less the Huber Addition to the Town of Hughes and the streets laid off in said Addition, leaving 293 acres, more or less, LESS AND EXCEPT a parcel of property located in the S½ of Section 15, T4N-R6E, St. Francis County, Arkansas and being more particularly described as follows: Commencing at the Northwest Corner of said Section 15, thence South 2895.02 feet along the West line of Section 15 to the Southwest Corner of property recorded in Deed Book 165 at page 340 of the Records of St. Francis County, and the point of beginning, said point also being the Northeast Corner of the South 300 Acres as recorded in Probate Records Book LL at page 936 of the Records of St. Francis County, Arkansas; thence from the point of beginning, S89°47'11"E Measured (East -- Recorded) 55.42 feet Measured (52 feet -- Recorded) along the South line of said property in Deed Book 165 at page 340 and North line of said property in Probate Record LL at page 936 to a point on the Southeastery right of way line of the Missouri-Pacific Railroad (abandoned); thence S44°32'22"W Measured (S44°W -- Recorded) 14.74 feet along said Southeastery right of way line to a point; thence S45°27'38"E 25.0 feet to a point; thence S44°32'22"W 89.67 feet to a point on the West line of said Section 15; thence North 92.16 feet along said West line to the point of beginning, containing a total of 0.08 Acres, more or less. (0001-02712-0000, 0001-02715-0000, 0804-00822-0000)

AND

Lot 4, the West Half of Lot 5, and Lot 6, in Block 4 of the Huber Addition to the Town of Hughes, Arkansas, according to the Town of Hughes, Arkansas, according to Plat recorded in City Plat Book 2A at Page 186 of the official records of St. Francis County, Arkansas, the same being part of the South Half of Section 15, Township 4 North, Range 6 East. (0804-00538-0000, 0804-00540-0000, 0804-00541-0000)

AND

A part of the Northwest Quarter (NW¼) of Section Twenty-two (22), Township Four (4) North, Range Six (6) East, described as follows: Beginning at the Northwest corner of said Section 22, thence South in the Section, 30 feet to a point; thence East 20 feet to a point which is the point of beginning of the tract herein conveyed; thence East parallel with the North line of Section 22, a distance of 210 feet to a stake; thence South parallel with the West line of said Section, 210 feet to a stake; thence West parallel with the North line of said Section, 210 feet to a stake; thence North 210 feet to the place of beginning, and containing one acre or land. (0804-01003-0000, 0804-01004-0000)