

This document prepared by (and after recording )  
 return to): )  
 Name: )  
 Firm/Company: )  
 Address: )  
 Address 2: )  
 City, State, Zip: )  
 Phone: )  
 )  
 )  
 )

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**WARRANTY DEED**  
 (Two Individuals to Husband and Wife)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_ and \_\_\_\_\_, unmarried persons, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, and warrant unto \_\_\_\_\_ and \_\_\_\_\_, Husband and Wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Arkansas to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year \_\_\_\_\_ shall be ☐ prorated between Grantors and Grantees as of the date selected by Grantors and Grantees, or ☐ paid by Grantees, or ☐ paid by Grantors.

The property herein conveyed ☐ is not a part of the homestead of Grantors, or ☐ is part of the homestead of Grantors.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Grantor  
{Type Name}

\_\_\_\_\_  
Grantor  
{Type Name}

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me,  
\_\_\_\_\_, the undersigned officer, personally appeared \_\_\_\_\_  
and \_\_\_\_\_,  
unmarried persons, known to me (or satisfactorily proven) to be the persons whose names is/are  
subscribed to the within instrument and acknowledged that he/she/they executed the same for the  
purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

**Grantor(s) Name, Address, phone:**

**Grantee(s) Name, Address, phone:**

**SEND TAX STATEMENTS TO GRANTEE**