

QUIT CLAIM DEED

WITH RELINQUISHMENT OF DOWER HOMESTEAD AND CURTESY

KNOW ALL MEN BY THESE PRESENTS:

That we, Perry A. Henson and Martha L. Henson,

1514 Hendricks Blvd., Fort Smith, AR 72901
for and in consideration of the sum of One (\$1.00)

DOLLARS

to us paid by Clarence A. Hood and Reba Hood,

grant, sell and quitclaim unto the said Clarence A. Hood and Reba Hood
husband and wife

and unto their heirs and assigns forever, the following-described real estate lying in the
County of Sebastian and State of Arkansas, to-wit:

Part of Government Lot 2 of the Southwest Quarter of Section
31, Township 7 North, Range 31 West, being described as
commencing at the northwest corner said Lot 2; thence South
Sout. 1733.0 feet; thence North 89 degrees 04 minutes East 963.3
feet to the point of beginning, said point also being the south-
east corner of the tract conveyed from Perry Henson to
(SEE REVERSE SIDE FOR REMAINDER OF LEGAL DESCRIPTION)

To have and to hold the same unto the said grantees
and

unto their heirs and assigns forever, with all the appurtenances thereto belonging.
And we, Perry A. Henson and
Martha L. Henson, for and in consideration of the
sum of money, do hereby release and relinquish unto the said grantees

all our right of
dower, homestead and curtesy in and to the said lands.

Witness our hand our and seal s on this 4th day of March, 19 85.

[Signature] (Seal)
[Signature] (Seal)

ACKNOWLEDGMENT

STATE OF ARKANSAS

County of Sebastian

On this 4th day of March, 19 85 before me, the undersigned
Notary Public within and for the County of
Sebastian, Arkansas, duly commissioned and acting, appeared in

person Perry A. Henson and Martha L. Henson
to me personally well known as the person s whose name s appear upon the within and foregoing deed and stated that he v
had executed the same for the consideration and purpose therein mentioned and in truth, and I do hereby so certify.

In Testimony Whereof I have hereunto set my hand and seal as such Notary Public
at the County and State aforesaid on this 4th day of March, 19 85.

My Commission Expires

11-25-91

This instrument was prepared by (Name) _____

(Company or Firm) _____

Address _____

THIS INSTRUMENT PREPARED BY:
ELWOOD A. WALKER, JR. ATTORNEY
P.O. Box 2171 -- 72902
Fort Smith, Arkansas 72902

0001-108

Coal
27

85-1123
#B-269

and
his wife
do hereby
DOLLARS
1.00

304683

186

CERTIFICATE OF RECORD

STATE OF ARKANSAS

County of _____, Circuit Clerk or ex-Officio Recorder of the County
afore said do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the _____ day of
_____ A. D. 19____, at _____ o'clock _____ M., and the same is now duly recorded, with the
acknowledgment and certificates thereon, in "Record Book _____" page _____
In Witness Whereof, I have hereunto set my hand and affixed the seal of the said Court this _____ day
of _____ A. D. 19____

Circuit Clerk and ex-Officio Recorder

By _____ Deputy Clerk

LEGAL DESCRIPTION CONTINUED:

Bill Cooper; thence North along the common line of the Henson
to Cooper tract, 435.2 feet; thence South 71 degrees 09 degrees
East 57.1 feet; thence South 410 feet more or less to the
Southeast corner of the original Henson Tract; thence South
29 degrees 09 minutes West 54.9 feet, more or less to the point
of beginning, containing 0.53 acres, more or less.

304684

QUIT CLAIM DEED
With Relinquishment of Power, Homestead and Curtesy

AND WIFE TO

Filed for record this _____

day of _____ to _____

at _____ o'clock _____ M.

Recorded in Book _____ Page _____

By _____ Clerk

D.C.

167

MORTGAGE, WITH, POWER OF SALE
REALTY

27
CIR. CL. GREENWOOD CO. ARK.
35 JUL 1 10 44:49
85-2187
B-213

KNOW ALL MEN BY THESE PRESENTS:

THAT John E. Hart and Violet Hart, his wife

for and in consideration of the sum of ONE DOLLAR to grantor in hand paid, and the premises hereinafter set forth, do hereby grant, bargain and sell unto the Farmers Bank of Greenwood, Arkansas, and unto its successors and assigns forever, the following property situated in Sebastian County, Arkansas:

The Surface Only in and to: Beginning at a point 1015 feet West and 600 feet North of the Southeast corner of the Southwest Quarter of Section 31, Township 7 North of Range 31 West, thence West 2088 feet, more or less to the West line of said Section 31, thence North 307 feet to a point on the North bank of a strip-pit, thence following the North bank of the strip-pit in a northeasterly direction 2132 feet, thence south 483 feet to the place of beginning, containing 19 acres, more or less.

TO HAVE AND TO HOLD the same unto the said Farmers Bank and unto its successors and assigns forever, with all appurtenances thereunto belonging.

WE hereby covenant with the said Farmers Bank that I/We will forever warrant and defend the title to the said property against all lawful claims. And I, the undersigned mortgagor, whether it be either spouse for the consideration aforesaid do hereby release unto the said Farmers Bank all my right of dower and homestead and curtesy in and to said lands.

The sale is on the condition that whereas grantor is justly indebted unto said Farmers Bank in the sum of

\$ 1,206.00 evidenced by promissory note of even date herewith payable as follows.

Payable in 24 monthly installments of 50.25 beginning Aug. 1, 1985 with interest included. FUTURE ADVANCES. THIS MORTGAGE SHALL EQUALLY SECURE ANY OTHER INDEBTEDNESS OF GRANTOR BY REASON OF FUTURE ADVANCES MADE HEREUNDER UP TO SATISFACTION HEREOF. DEFAULT OF ANY NOTE OF MORTGAGOR SHALL DEFAULT ANY AND ALL OTHER NOTES PAYABLE TO MORTGAGEE.

Grantor covenants that he will keep all improvements insured against fire and wind with loss payable to Farmers Bank.

NOW, if I/we shall pay said moneys at the times and in the manner aforesaid, then the above conveyance shall be null and void. And in case of non-payment, the said grantee or assignee shall have power to sell said property at public sale, to the highest bidder, for cash, at the front door of court house in the City of Greenwood, County of Sebastian and State of Arkansas, public notice of the time and place of said sale having first been given 30 days by advertising in the Greenwood Democrat by at least two insertions, at which sale the said grantee or its assignee may bid and purchase as any third person might do I/we hereby authorize the said grantee or assignee to convey said property to anyone purchasing at said sale, and to convey an absolute title thereto, and the recitals of his deed of conveyance shall be taken as prima facie true. And the proceeds of said sale shall be applied, first, to the payment of all costs and expenses attending said sale; second, to the payment of said debt and interest, and the remainder, if any, shall be paid to said grantor. We hereby waive any and all rights of appraisal or redemption under the laws of the State of Arkansas, and especially of redemption under the Act of General Assembly of the State of Arkansas, approved May 8, 1892.

WITNESS our hands and seals on this 1 day of July, 1985.

John E. Hart (SEAL)
JOHN E. Hart
Violet Hart (SEAL)
Violet Hart

004685

ACKNOWLEDGMENT

STATE OF ARKANSAS,

County of Sebastian } ss.

On this day, personally appeared before me John E. Hart and Violet Hart known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 1st day of July, 1985.

My commission expires:

March 18, 1993 (SEAL)

Katherine Hall Notary Public.

004686

MORTGAGE
WITH POWER OF SALE
REALTY

AND WIFE

TO MORTGAGEE
Farmers Bank of Greenwood, Arkansas

Filed for record this _____ day of _____, 19____ at _____ o'clock _____ M. Clerk _____ D. C.

237

MORTGAGE, WITH POWER OF SALE
REALTY

7-10
3

KNOW ALL MEN BY THESE PRESENTS:

THAT John E. Hart and Violet Hart, His Wife

for and in consideration of the sum of ONE DOLLAR to grantor in hand paid, and the premises hereinafter set forth, do hereby grant, bargain and sell unto the Farmers Bank of Greenwood, Arkansas, and unto its successors and assigns forever, the following property situated in Sebastian County, Arkansas:

The surface Only in and to: Beginning at a point 1015 feet West and 600 Feet North of the SE corner of the SW/4 of Section 31, Township 7 North of Range 31 West, thence West 2088 feet, more or less to the West line of said Section 31, thence North 307 feet to a point on the North Bank of a strip-pit, thence following the North bank of the strip-pit in a northeasterly direction 2132 feet, thence South 483 feet to the place of beginning, containing 19 acres more or less...

II-25-5742
B-218

1004687

TO HAVE AND TO HOLD the same unto the said Farmers Bank and unto its successors and assigns forever, with all appurtenances thereto belonging.

LWe hereby covenant with the said Farmers Bank that LWe will forever warrant and defend the title to the said property against all lawful claims. And I, the undersigned mortgagor, whether it be either spouse for the consideration aforesaid do hereby release unto the said Farmers Bank all my right of dower and homestead and curtesy in and to said lands.

The sale is on the condition that whereas grantor is justly indebted unto said Farmers Bank in the sum of Fifteen Hundred Forty-Two and 25/100 ----- Dollars.
\$ 1,542.25 evidenced by promissory note of even date herewith payable as follows:
30 equal payments of \$60.98. Proceeds \$1500.00; \$34.25 Credit Life; \$8.00 filing and Interest \$224.15. Total \$1,826.40

FUTURE ADVANCES THIS MORTGAGE SHALL EQUALLY SECURE ANY OTHER INDEBTEDNESS OF GRANTOR BY REASON OF FUTURE ADVANCES MADE HEREUNDER UP TO SATISFACTION HEREOF. DEFAULT OF ANY NOTE OF MORTGAGOR SHALL DEFAULT ANY AND ALL OTHER NOTES PAYABLE TO MORTGAGEE

Grantor covenants that he will keep all improvements insured against fire and wind with loss payable to Farmers Bank

NOW if we shall pay said moneys at the times and in the manner aforesaid, then the above conveyance shall be null and void. And in case of non-payment, the said grantee or assignee shall have power to sell said property at public sale, to the highest bidder, for cash, at the front door of court house in the City of Greenwood, County of Sebastian and State of Arkansas, public notice of the time and place of said sale having first been given 30 days by advertising in the Greenwood Democrat by at least two insertions, at which sale the said grantee or its assignee may bid and purchase as any third person might do Lwe hereby authorize the said grantee or assignee to convey said property to anyone purchasing at said sale, and to convey an absolute title thereto, and the recitals of his deed of conveyance shall be taken as prima facie true. And the proceeds of said sale shall be applied, first, to the payment of all costs and expenses attending said sale; second, to the payment of said debt and interest, and the remainder, if any, shall be paid to said grantor. We hereby waive any and all rights of appraisalment or redemption under the laws of the State of Arkansas, and especially of redemption under the Act of General Assembly of the State of Arkansas, approved May 8, 1899

WITNESS our hands and seals on this 6th day of December, 1925

[Handwritten signatures and stamps]
(SEAL)
(SEAL)

ACKNOWLEDGMENT

STATE OF ARKANSAS, }
County of Sebastian, } ss.

On this day, personally appeared before me John E. Hart
and Violet Hart, known to me to be the persons whose names are
subscribed to the within instrument and acknowledged that they executed the same for the purposes
therein contained.

WITNESS my hand and official seal this 6th day of Dec., 1985.

My commission expires:

March 18, 1993
(SEAL)

Kathleen Hill
Notary Public.

204688

MORTGAGE WITH POWER OF SALE REALTY	AND WIFE	TO MORTGAGEE Farmers Bank of Greenwood, Arkansas	Filed for record this	day of	19	at	o'clock	AM.	Clerk	BY	D. C.
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286

#3408
B-241 4:30 PM
NOV 8 1972

L E A S E

This Agreement made this 8th day of November, 1972, by and between Ed Weindel, hereinafter called the Lessor, and John Weindel, hereinafter called the Lessee;

WITNESSETH: That the said Lessor, for and in consideration of the covenants and agreements of the said Lessee hereinafter set forth, has granted and Leased unto the said Lessee the following described land in the County of Sebastian, State of Arkansas, to-wit: Parts of Section 31, PT. SE SE 23-7, NE NE 33-7-71, in Section 31, Township 7, Range 31, Section 33, containing 75 acres, more or less; for the term of five years from 8 November, 1972, to 7 November, 1977, for one dollar and considerations.

The Lessee agrees to use the premises for pasture purposes only, and to follow good farming practice and soil conservation; taking care of the land in a husbandlike manner. The Lessee also agrees to keep the buildings and fences upon these premises in good repair, at his own expense. The Lessee also agrees to trim the hedges and mow the grass along the fence rows, as may be required by law; and not to permit waste or inflammable matter to accumulate upon the premises. And the Lessee agrees to further not to cut down standing timber, and not to permit anyone else to do so.

IN WITNESS WHEREOF the parties hereto have subscribed their names, the day and year above written.

[Signature]
JOHN WEINDEL LESSEE

[Signature]
ED WEINDEL LESSOR

STATE OF ARKANSAS
COUNTY OF SEBASTIAN

Sworn to and subscribed before me this 8th day of November, 1972.

[Signature]
Notary Public

My Commission Expires Jan. 1, 1975

[Signature]
[Signature]
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304689