

Arkansas—Warranty deed.

Know all persons by these presents, that we, _____, and _____, his wife, for and in consideration of the sum of _____ dollars to us paid by _____, do hereby grant, bargain, sell and convey unto the said _____ and unto _____ heirs and assigns forever, the following lands lying in the county of _____ and state of Arkansas, to wit: [insert correct description]. To have and to hold the same unto the said _____ and unto _____ heirs and assigns forever, with all appurtenances thereunto belonging. And _____ hereby covenant with said _____ that _____ will forever warrant and defend the title to the said lands against all claims whatever and that the same is free from all liens and encumbrances. And I, _____, wife of the said _____, for and in consideration of the said sum of money, do hereby release and relinquish unto the said _____ all my right of dower and homestead in and to the said lands.

Witness our hands and seals on this _____ day of _____ [month], _____ [year].

[Signature of grantor]

In the presence of _____.

[Acknowledgment if desired]