

State of Arkansas
92nd General Assembly
Regular Session, 2019

A Bill

HOUSE BILL 1377

By: Representative Hawks
By: Senator J. Cooper

For An Act To Be Entitled

AN ACT CONCERNING THE CONVEYANCE OF TITLE TO REAL
PROPERTY; AND FOR OTHER PURPOSES.

Subtitle

CONCERNING THE CONVEYANCE OF TITLE TO
REAL PROPERTY.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code § 18-12-601 is amended to read as follows:

18-12-601. ~~After-acquired title~~ Effective date of a conveyance of title.

(a)(1) The effective date of any conveyance of ownership interests in real property is presumed to be the date of execution contained in the deed or instrument of conveyance and not the date of any notary acknowledgment on the deed or instrument of conveyance.

(2) However, if a deed or instrument conveying an ownership interest in real property does not contain the date of execution, then the effective date of the conveyance shall be:

(A) The date of the notary acknowledgment on the deed or instrument of conveyance; or

(B) The most recent of any notary acknowledgement dates on the deed or instrument of conveyance if the deed or instrument of conveyance includes more than one (1) notary acknowledgment date.

(b) If ~~any~~ a person ~~shall convey~~ conveys any real estate by deed purporting to convey it in fee simple absolute, or any less estate, and ~~shall~~



does not at the time of the conveyance have the legal estate in the lands, but ~~shall~~ does afterwards acquire ~~it~~ the legal estate, then the legal or equitable estate afterwards acquired shall immediately pass to the grantee and the conveyance shall be as valid as if the legal or equitable estate had been in the grantor at the time of the conveyance.