

NO TAXABLE CONSIDERATION

212

CORPORATE WARRANTY DEED BK 1900 P 0674

Drafted by: Grady Adams Realty, Inc., 691 Valleybrook Lane, Winston Salem, NC 27104
Mail to: Grady Adams Realty, Inc., 691 Valleybrook Lane, Winston Salem, NC 27104
Mail future tax bills to: Grady Adams Realty, Inc., 691 Valleybrook Lane, Winston Salem, NC 27104

THIS DEED Made this the 3rd day of May 1996 by Grady Adams Realty, Inc. Forsyth County, North Carolina, party of the first part, to Adams Family Limited Partnership of Forsyth County, North Carolina, party of the second part; Witnesseth that the said parties of the first part, in consideration of ten dollars (\$10.00) and other good and valuable considerations to them paid by said party of the second part, the receipt of which is hereby acknowledged, has/have bargained and sold, and by these premises do/does bargain, sell and convey unto the said party of the second part and his/their heirs a tract or parcel of land in Forsyth County, North Carolina, in Winston Township, and bounded as follows:

BEING KNOWN AND DESIGNATED as Lot no. 440 as shown on map of East Central Terrace recorded in Plat Book 4, Page 61 in the Office of the Register of Deed of Forsyth County, North Carolina.

This conveyance is made subject to easements and restrictions, if any of record, 1996 taxes and subject further to a Deed of Trust to Lawrence F. Pfefferkorn, Trustee for the Pfefferkorn Company dated March 23, 1977 in the original amount of \$16,100.00 and recorded in Book 1198, Page 245, which the grantee assumes and hereby agrees to pay.

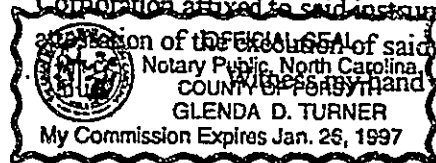
PROPERTY ADDRESS: 2825 Patria Street, Winston Salem, NC 27107 as conveyed by Joe Wayne Hayes and wife, Denise Leslie Hayes, May 5, 1995 (Block 1726, Lot 440)

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever. And the parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same fee simple; that the same are free from encumbrances and that they will warrant and defend the said title to the same against the claims of all persons whatsoever, subject to liens of record to: Patricia T. Adams

IN TESTIMONY WHEREOF the said parties of the first part have hereunder set their hands and seals
Patricia T. Adams (Scty)
Grady Adams Realty, Inc. Grady W. Adams President

STATE OF NORTH CAROLINA - Forsyth County

This 3 day of May 1996, personally came before me, Grady W. Adams and Patricia T. Adams, a Notary Public who, being by me duly sworn, says that he knows the Common Seal of Grady Adams Realty, Inc. and is acquainted with Grady W. Adams who is the President of said Corporation, and that he, the said Patricia T. Adams is the Secretary of said Corporation, and saw the said President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President and that he, the said Patricia T. Adams signed her name in presence of the Common Seal of said instrument in the presence of said President of said Corporation.



(Notarial Stamp or Seal) My Commission expires Jan 26, 1997 Glenda D. Turner Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing instrument (or annexed) certificate of Glenda D. Turner, NP is (are) certified to be correct. This is the 8th day of May 1996

PRESENTED TO REGISTER AND RECORD

John Holleman, Register of Deeds, Forsyth Co., NC

Probate and filing fee \$

see attached

John Holleman, Register of Deeds
Vicki C. Hood, Deputy-Assistant