

DRAFTED BY: BILLY D. FRIENDE, JR.

RECORDING TIME **BK1946 P0460**

FORSYTH CO. NC **127** FEE: \$ 10.00
PRESENTED & RECORDED: 05/09/1997 2:44PM
DICKIE C. WOOD REGISTER OF DEEDS BY: GORDON
STATE OF NC ESTATE EXT: \$ **98.00**

NO. 127 EXT: 98.00
FEE: 10.00
PRESENTED & RECORDED:
05/09/1997 2:44PM

PROBATE AND FILING FEE \$ PAID

Tax Block: 2228 Lot: 1B, 2B, 2C Parcel Identifier No.: _____
Property Address: 1131 Ada Avenue Winston-Salem, North Carolina 27105
Mail after recording to: Grantees 1131 Ada Avenue Winston-Salem, NC 27105
Mail future tax bills to: same as above

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of April, 19 97, by and between

GRANTOR
JOHN BRUCE WHITTINGTON and wife,
INA J. WHITTINGTON and
JEFFREY B. WHITTINGTON (Unmarried)

GRANTEE
VERRINA VANCE TALBERT and husband,
MICHAEL C. TALBERT

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.
WITNESSETH, that the Grantor, in consideration of (\$ 10.00 & ovc) ten dollars and o v c to them paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina Winston Township, more particularly described as follows:

BEGINNING at an iron stake in the north line of 40 foot Ada Avenue, at the southeast corner of lot 85 on the map of A.T. Cox, recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat book 9 at page 117; running thence with said north line South 87° 30' East 75 feet to an iron stake a new corner; thence across lots 1 and 2 on said recorded map North 00° 51' East 171.34 feet to an iron stake, another new corner, in the north line of said lot 1; thence with said north line of lot 1, North 87° 46' West 70 feet to an iron stake at the northeast corner of said lot 85; thence with east line of said lot 85, South 02° 30' West 171.02 feet to the point and place of beginning, being a lot 75 feet in front and 70 feet in the rear and being the west end of said lots 1 and 2 as shown on the said recorded map to which map reference is hereby made for a more particular and definite description.

Also being known and designated as block 2228, Lots 1B, 2B and 2C, Forsyth County Tax Maps.

The above land was conveyed to Grantor by _____ (see book number _____ page _____)
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Ina J. Whittington (seal) Jeffrey B. Whittington (seal)
INA J. WHITTINGTON JEFFREY B. WHITTINGTON
John Bruce Whittington (seal) _____ (seal)
JOHN BRUCE WHITTINGTON

STATE OF NORTH CAROLINA - Forsyth County

I, Joan C. Coltrane, a Notary Public of Forsyth County, NC, do hereby certify that INA J. WHITTINGTON (wife of John Bruce Whittington) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 9th day of May, 19 97.
My commission expires July 9, 2001. Joan C. Coltrane Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, Joan C. Coltrane, a Notary Public of Forsyth County, NC, do hereby certify that JEFFREY B. WHITTINGTON (Unmarried) personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 9th day of May, 19 97.
My commission expires July 9, 2001. Joan C. Coltrane Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the _____ day of _____, 19_____
Dickie C. Wood, Register of Deeds for Forsyth County by:

Deputy/Assistant

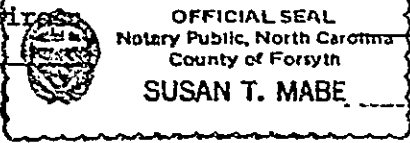
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U U V

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Susan T. Mabe, a Notary Public of the County and State above do hereby certify that John Bruce Whittington personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 9th day of May, 1997.

My commission expires June 14, 2001



Susan T. Mabe
Notary Public

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STATE OF NORTH CAROLINA, FORSYTH COUNTY ss:

The foregoing certificates of Susan T. Mabe, NP

are certified to be correct.

This the 9th day of May, 1997

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS

BY: Dickie C. Wood
Deputy/Assistant