

BK1949 P4248

FORSYTH CO, NC 220 FEE: \$ 10.00
PRESENTED & RECORDED: 06/04/1997 4:46PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
GIFT DEED

PR Nelson

*Gift Deed
Wesley Bailey
attorney*

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of, 19.....
by

Mail after recording to Grantee, 220 Providence Road, Charlotte, NC 28207

This instrument was prepared by Wesley Bailey, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC
Brief description for the Index 27102-0052

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of June, 1997, by and between

GRANTOR

GRANTEE

BETTY G. TALLEY (WIDOW)

RODNEY G. TALLEY

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration 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 situated in the City of Township, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point, the Northeast intersection of Moravian Street and Tally Street, and running thence North 3° 25' West 79.2 feet to the Southern property line of Lot No. 21; thence Eastwardly along the said property line 150 feet; thence Southwardly along the Western property line of Lot No. 13, 78.7 feet to the Northern property line of Moravian Street; thence Westwardly along the said Northern property line of Moravian Street 150 feet to the place of Beginning; being Lot No. 22 as shown on the map of the R. A. Tally property, situated near Winston-Salem, North Carolina, as surveyed by F. O. Jones in 1937, to which plat reference is hereby made for a more particular description. (See also Plat Book 8, page 210, and Plat Book 10, page 65, Office of the Register of Deeds, Forsyth County, North Carolina, and being also Tract No. 3, Allotment No. 11 of R. A. Tally lands, allotted to Robah Gray Tally, Book of Deeds 463, page 81.)

No title search requested or furnished.

BK1949 P4248 - P4249

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book .. 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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Save and except easements, rights of way and restrictions on subject property and ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

..... President

ATTEST:

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

Betty G. Talley (SEAL)
BETTY G. TALLEY

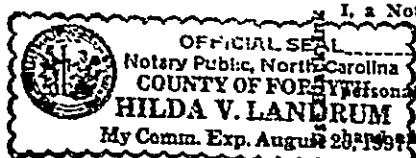
..... (SEAL)

..... (SEAL)

..... (SEAL)

SEAL-STAMP

NORTH CAROLINA, Forsyth County.



I, a Notary Public of the County and State aforesaid, certify that Betty G. Talley Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 4th day of June, 1997.

My commission expires: August 20, 1997 *Hilda V. Landrum* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

..... a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate(s) of Hilda V. Landrum, NP

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

JICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By A. J. Wolford Deputy/Assistant - Register of Deeds