

DRAFTED BY: R. Michael Wells
Attorney at Law

RECORDING TIME 292 FEE: \$ 10.00
FORSYTH CO, NC PRESENTED & RECORDED: 03/31/2000 3:03PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXT: \$ 200.00
BK2110 P5043 - P5044

Spencer

EXCISE TAX \$200.00

PROBATE AND FILING FEE \$ _____ PAID

Tax Block: 4983 Lot: 020B/021A/019B Parcel Identifier No.: 6819461896
Property Address: 1235 Vestal Road Rural Hall, NC 27045
Mail after recording to: Grantees 1235 Vestal Road Rural Hall, NC 27045
Mail future tax bills to: Grantees 1235 Vestal Road Rural Hall, NC 27045

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of March, 2000, by and between

GRANTOR

GRANTEE

Clyde Shumate and wife,
Shirley H. Shumate

James L. Michael and wife,
Donna S. Michael

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), \$10.00 & 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 Bethania Township, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" PROPERTY DESCRIPTION

SUBJECT TO easements and restrictions of record, if any and 2000 ad valorem taxes prorated to date of closing

1252 0533
848 438

The above land was conveyed to Grantor by _____ (see book number 1153 page 1163) 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.

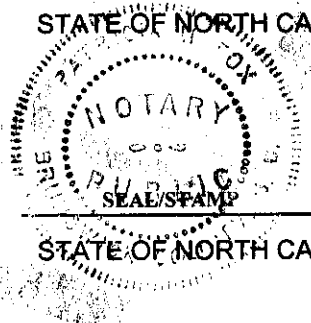
Clyde Shumate (seal)
CLYDE SHUMATE (seal)

Shirley H. Shumate (seal)
SHIRLEY H. SHUMATE (seal)

STATE OF NORTH CAROLINA - BRUNSWICK County

I, PATRICIA M FOX, a Notary Public of BRUNSWICK County, NC, do hereby certify that Clyde Shumate and Shirley H. Shumate personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 29 day of March, 2000.

My commission expires 11-28, 2000 Patricia M Fox Notary Public



STATE OF NORTH CAROLINA - _____ County

I, _____, a Notary Public of _____ County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 20____.

My commission expires _____, 20____ Notary Public

The foregoing Certificate(s) of Patricia M. Fox, Notary Public, Brunswick County, NC

This the 31st day of March, 2000, is/are certified to be correct.

Dickie C. Wood, Register of Deeds for Forsyth County by _____ Deputy/Assistant

EXHIBIT "A"

BEGINNING at an existing iron pin located at the intersection of the Northern right of way line of Vestal Road, the Southeasternmost corner of Lot 20, Map of J.C. Vestal Property, Plat Book 17, Page 49, Forsyth County Registry, and the Southwesternmost corner of Lot 19, Map of J.C. Vestal Property, Plat Book 17, Page 49, Forsyth County Registry, and running thence from said Beginning point with the Northern right of way line of Vestal Road, South 52 deg. 45' 22" West, a chord distance of 66.71 feet to an existing iron pipe; running thence North 50 deg. 17' 49" West 172.65 feet to an existing iron pin; running thence North 09 deg. 28' 12" West 36.52 feet to an existing iron pin; running thence North 43 deg. 28' 05" West 247.32 feet to an existing iron pin; running thence with the Southern lines of Tax Lots 25U, 25T and 25Q, all in Tax Block 4968, South 87 deg. 12' 23" East 259.30 feet to an existing iron pin and continuing South 87 deg. 22' 32" East 35.31 feet to an existing iron pin; running thence South 09 deg. 57' 59" East 77.95 feet to an existing iron pin; running thence South 12 deg. 06' 44" East 85.57 feet to an existing iron pin; running thence South 18 deg. 11' 21" East 116.56 feet to an existing iron pin, the point and place of BEGINNING, and BEING KNOWN AND DESIGNATED as a Portion of Lots 19, 20, and 21, as shown on the Map of the J.C. Vestal Property, as recorded in Plat Book 17, Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description, and containing 1.26185 acres, more or less, all according to a survey prepared by Thomas A. Riccio, RLS, dated March 15, 2000, entitled "Survey Prepared for James L. Michael and wife, Donna S. Michael," bearing Drawing No. 00101.

BEING INFORMALLY KNOWN AS Tax Lots 19B, 20B and 21A, Block 4983, Winston Township, Forsyth County Tax Records.