

2005074999 00253

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT**\$604.00**

PRESENTED & RECORDED:

11-10-2005 03:42 PM

DICKIE C WOOD
REGISTER OF DEEDS

By:TIMOTHY R WILLIAMS ASST

BK:RE 2616**PG:3083-3085**

Tax Lot / Parcel ID: 2440 101X

Excise Tax: \$604.00

Mail after recording to Bell, Davis & Pitt, P.A. Box 106

This instrument was prepared by **Andrew D. Hart**

Brief description for index:

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 10th day of November, 2005, by and between

GRANTOR	GRANTEE
RALPH C. KIMEL, JR., and wife, ELAINE KIMEL	ALA VENTURES, LLC, a North Carolina limited liability company 200 Petree Road Winston-Salem, NC 27106

The designation of 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 Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1681, Page 4138.

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:

Easements, rights-of-way, and restrictions of record, or which would be revealed by a current survey of the property; zoning ordinances affecting the property; further subject to taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officer(s), the day and year first above written.

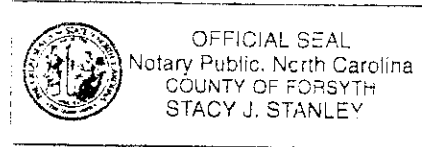
Ralph C. Kimel Jr. (Seal)
RALPH C. KIMEL, JR.

Elaine B. Kimel (Seal)
ELAINE KIMEL

NORTH CAROLINA
FORSYTH COUNTY

I, Stacy J. Stanley, a Notary Public, certify that RALPH C. KIMEL, JR., and ELAINE KIMEL personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this the 10 day of November, 2005.

Stacy J. Stanley
Notary Public
My commission expires 4/10/2010.



The foregoing certificate(s) of _____
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.

REGISTER OF DEEDS FOR _____ COUNTY

By: _____ Deputy/Assistant Register of Deeds

EXHIBIT A

BEGINNING at a concrete monument located at the point of intersection of the southern right-of-way line of East Fifth Street (250 foot right-of-way) and the northwest corner of the property belonging to AT&T Communications, Inc. Deed Book 1529, Page 1558, Forsyth County Registry; thence South $20^{\circ} 32' 57''$ West 271.12 feet to a new iron pipe; thence North $59^{\circ} 21' 18''$ West 150 feet to a new iron pipe in the southeast corner of Duke Power Company Book 1678, Page 1737, Forsyth County Registry; thence North $20^{\circ} 32' 57''$ East 271.12 feet to an iron pin; thence running in an easterly direction along the southern right-of-way line of Fifth Street South $59^{\circ} 21' 18''$ East 150 feet to the POINT AND PLACE OF BEGINNING, containing 0.919 acres, more or less.

FOR FURTHER REFERENCE see survey prepared by Larry L. Callahan, R.L.S., dated March 9, 1989 and designated B.M.E., Ltd., and revised December 6, 1989 and re-designated Ralph C. Kimel, Jr. and designated as Job No. 5311-4.

TOGETHER with a permanent non-exclusive easement running with the land for ingress, egress and regress over the following-described property:

BEGINNING at an existing iron pipe located at the point of intersection of the southeast corner of the property of Globe International, Inc., Deed Book 1397, Page 815, Forsyth County Registry and the western right-of-way line of Lowery Street (100 foot right-of-way); thence from said Point and Place of Beginning North $70^{\circ} 56'$ West 349.96 feet to a new iron pipe; thence North $59^{\circ} 21' 18''$ West 150 feet to a point; thence South $20^{\circ} 32' 57''$ West 40.24 feet to a point located in the northern property line of Larry E. Hutchens, Deed Book 1656, Page 3177, Forsyth County Registry; thence running along the northern property line of the aforesaid Hutchens property South $59^{\circ} 13' 51''$ East 150 feet to a new iron pipe; thence continuing along the northern property line of the Hutchens tract South $70^{\circ} 56'$ East 354.06 feet to an existing iron pipe said iron pipe being located in the western right-of-way line of Lowery Street; thence running in a northerly direction along the western property line of Lowery Street North $18^{\circ} 58' 44''$ East 40.03 feet to the POINT AND PLACE OF BEGINNING.