

2021011199 00234

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
03/05/2021 03:40:35 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3591
PG: 4049 - 4051

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 280.00

Parcel Identifier No. 6846-99-0885.000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103

This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: _____

THIS DEED made this 5th day of March, 2021, by and between

GRANTOR
LOUISE YOUNG-SMITH, Unmarried
ALJIHAD I. SHABAZZ & spouse, SHAYLA SHABAZZ
2450 NORTHWICK DR., APT 102
WINSTON SALEM, NC 27103

GRANTEE
JESSICA T. CALLOWAY
GARY PHILLIP CALLOWAY, JR.
3727 BARNWELL DR.
WINSTON SALEM, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of WINSTON SALEM, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2627 page 1466.
All or a portion of the property herein conveyed includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

submitted electronically by "The Ellis Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

Louise Young Smith (SEAL)
Print/Type Name: LOUISE YOUNG SMITH

By: _____

Aljihad I. Shabazz (SEAL)
Print/Type Name: ALJIHAD I. SHABAZZ

Print/Type Name & Title: _____

By: _____

Shayla Shabazz (SEAL)
Print/Type Name: SHAYLA SHABAZZ

Print/Type Name & Title: _____

By: _____

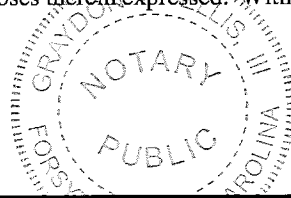
Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

State of North Carolina - County or City of FORSYTH

I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that LOUISE YOUNG-SMITH and ALJIHAD I. SHABAZZ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5th day of March, 20 21.

My Commission Expires: 8/14/23
(Affix Seal)

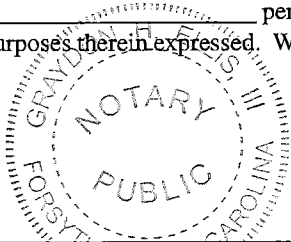


Garmon H. Evers
Garmon H. Evers, Jr Notary Public
Notary's Printed or Typed Name

State of NC - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that SHAYLA SHABAZZ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5th day of March, 2021.

My Commission Expires: 8/14/23
(Affix Seal)



Garmon H. Evers
Garmon H. Evers, Jr Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of NORTH CAROLINA

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at an iron stake in the eastern right of way line of Barnwell Drive, the northwest corner of Sam M. Cooke's property as shown and described in Deed Book 752 at Page 55, Forsyth County Registry, North Carolina; thence running with said right of way line N 35 deg. 35 minutes W 100 feet to an iron stake, Sam Cooke's northeast corner; thence running S 35 deg. 35 minutes E 100 feet to an iron stake, Sam Cooke's northeast corner; thence running with Cooke's line S 54 deg. 25 minutes W 200 feet to the point and place of **BEGINNING** and also being know as Lot 11-K, Tax Block 3217, Middle Fork Number 2 Township, as shown on the Forsyth County Tax Map. Tax Map or Parcel ID No. 3217-011k