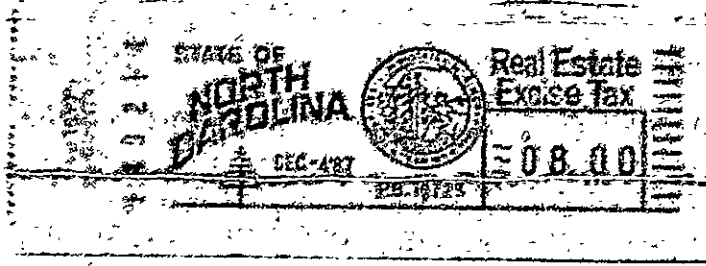




161



PRESENTED FOR  
REGISTRATION  
AND RECORDED

DEC 4 4 30 PM '87

L.E. SPEAS  
REGISTER OF DEEDS  
FORSYTH CO. NC

8600  
AR

Excise Tax 8.00

Recording Time, Book and Page

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

Mail after recording to Greene  
930 Lamons Court Winston Salem NC 27101

This instrument was prepared by J. TYRONE BROWDER, ATTORNEY, PO BOX 550, KING, NC 27021

Brief description for the Index Lot No. 12, SHELTON RIDGE

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of December, 19 87, by and between

GRANTOR

GRANTEE

J. HAROLD BATTEN  
and wife  
JUDITH F. BATTEN

G & J CONSTRUCTION,  
a North Carolina General Partnership

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:

BEING all of Lot 12 as shown on the plat of SHELTON RIDGE recorded in Plat Book 32, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Subject to Restrictive Covenants recorded in Book 1623, Page 4286 in the Office of the Register of Deeds of Forsyth County.

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

Book 1584, Page 1476, Forsyth County Register of Deeds

A map showing the above described property is recorded in Plat Book 32 page 55

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:

1. Easements and restrictions of record.

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:

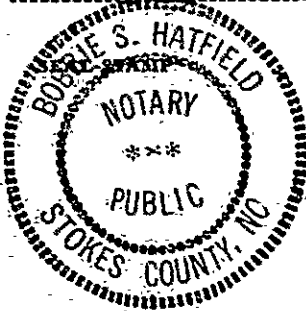
President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

J. HAROLD BATTEN  
JUDITH F. BATTEN



NORTH CAROLINA, STOKES County.

I, a Notary Public of the County and State aforesaid, certify that J. HAROLD BATTEN and wife JUDITH F. BATTEN 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 December, 1987.

My commission expires: 10-11-92 Bobbie S. Hatfield 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 Bobbie S. Hatfield N.P. Stokes Co NC

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.

L. E. SPEAS, REGISTER OF DEEDS REGISTER OF DEEDS FOR FORSYTH COUNTY  
By Deputy/Assistant-Register of Deeds