

DRAFTED BY: T. Dan Womble, Attorney at Law

BOOK 1835 PAGE 1540

FORSYTH COUNTY

09-07-94

\$10.00



Real Estate
Excise Tax

EXCISE TAX

BK 1835

RECORDING TIME 1540

PRESENTED FOR
REGISTRATION
AND RECORDING

180

'94 SEP -7 P4:29

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C.

PROBATE AND FILING FEE \$

PAID

Tax Block: 4264 Lot: 5 Parcel Identifier No.: _____

Property Address: Springside Dr.

Mail after recording to: Grantee 390 Cassell St Winston-Salem NC 27107

Mail future tax bills to: _____

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of August, 19 94, by and between

GRANTOR

GRANTEE

McAULEY C. BYRUM, JR. and wife,
FRANKIE R. BYRUM

J & D CONSTRUCTION, INC. and
RANDY L. JOHNSON

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 o.v.c.) Ten Dollars and other valuable consideration 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 Clemmons Township, more particularly described as follows:

BEING known and designated as Lot Number 5 as shown on the Map of Parkwood Lakes, Section Number One, as recorded in Plat Book 20, Page 6(2), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above land was conveyed to Grantor by James E. Rhodes, et al (see book number 1263 page 1753)

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.

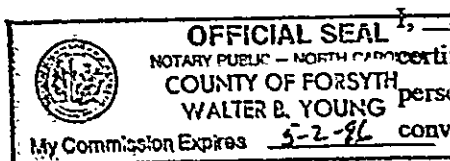
Save and except easements and restrictions of record if any; 1994 taxes are to be pro-rated.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

McAuley C. Byrum (seal)
McAULEY C. BYRUM, JR. (seal)

Frankie R. Byrum (seal)
FRANKIE R. BYRUM (seal)

STATE OF NORTH CAROLINA - Forsyth County



Walter B. Young, a Notary Public of Forsyth County, NC, do hereby

certify that McAULEY C. BYRUM, JR. and wife, FRANKIE R. BYRUM

personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 30th day of August, 1994.

SEAL/STAMP

My commission expires 5-2, 1996. Walter B. Young Notary Public

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth 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 _____, 19____.

SEAL/STAMP

My commission expires _____, 19____. _____ Notary Public

The foregoing Certificate(s) of Walter B. Young Notary Public of Forsyth
County, N.C. is/are certified to be correct.

This the 7th day of Sept, 1994.

L.E. Speas, Register of Deeds for Forsyth County by:

Hilda J. Speas Deputy/Assistant
Forsyth County Register of Deeds Form STD 470