



102

PRESENTED FOR
REGISTRATION
AND RECORDED

MAY 6 2 05 PM '88

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH CTY, N.C.

800 ASD

Excise Tax

Recording Time, Book and Page

Tax Lot No. 012, Block 5152A

Parcel Identifier No.

Verified by

County on the

day of

, 19

by

Mail after recording to HARRY A. BOLES BOX AT REGISTER OF DEEDS OFFICE

This instrument was prepared by HARRY A. BOLES

Brief description for the Index

Lot 12, Shelton Ridge

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of May, 19 88, by and between

GRANTOR

GRANTEE

G & J CONSTRUCTION, a North Carolina
General Partnership

JAMES M. SHELNUTT and wife,
ELLEN M. SHELNUTT
4644 Shelton Ridge Road
Walkertown, NC 27051

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.

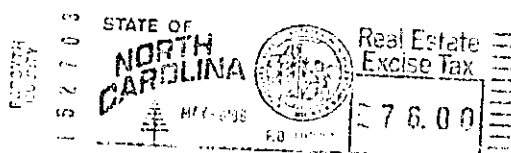
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in ~~XXXXXX~~ Township,

Forsyth

County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 12 as shown on the plat of Shelton Ridge, recorded in Plat Book 32 at page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof.

PROPERTY ADDRESS: 4644 Shelton Ridge Road, Walkertown, NC 27051



The property hereinabove described was acquired by Grantor by instrument recorded in Book 1629, Page 1060

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:

easements and restrictions of record, if any, and 1988 ad valorem property taxes to be prorated between Grantor and Grantee.

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.

By: _____

President
ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY

G & J CONSTRUCTION, a North Carolina General Partnership: (SEAL)
Dennis W. Gallimore, General Partner (SEAL)
Carl Clinton Johnson, General Partner (SEAL)

SEAL-STAMP NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Dennis W. Gallimore and Carl Clinton Johnson, both general partners of G & J Construction, a North Carolina General Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5 day of May, 1988.
My Commission Expires 1-2-89 January 2, 1989 Mary C. Stafford 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 _____
Mary C. Stafford, N.P. Forsyth Co. N.C.

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