

DRAFTED BY: T. Dan Womble, Attorney at Law

BK 1835 P 1540

FORSYTH COUNTY

09-07-94

PRESENTED FOR REGISTRATION AND RECORDING

180

'94 SEP -7 P 4:29



Real Estate Excise Tax

EXCISE TAX

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

PROBATE AND FILING FEES PAID

[Handwritten signature]

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)

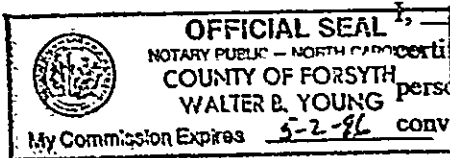
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is 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.

[Signatures]
McAULEY C. BYRUM, JR. (seal) FRANKIE R. BYRUM (seal)

STATE OF NORTH CAROLINA - Forsyth County



I, 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. *[Signature]* 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: *[Signature]* Deputy/Assistant