

NASH

01-20-93

\$60.00



Real Estate
Excise Tax

Excise Tax

Recording Time, Book and Page

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

Mail after recording to _____

This instrument was prepared by John E. Davenport, Attorney, Nashville, NC

Brief description for the Index _____

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of January, 1993, by and between

GRANTOR

GRANTEE

ESTELLE TURNER SHEARIN and
husband, KARL B. SHEARIN

PAULETTE S. GRIFFIN, GAIL S.
MOELLER; SANDRA S. WALKER;
PAMELA S. NUNEZ AND DONNA
SYKES
c/o Paul Sykes
Route 2, Box 212
Spring Hope, NC 27882

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 _____, _____ Castalia _____ Township,

Nash _____ County, North Carolina and more particularly described as follows:

Beginning in the center of the road that leads from Matthews Crossroads to Edwards Crossroads, corner of Lot No. 4; thence along the line of Lot No. 4, N. 44° 30' W. 1139 feet to an iron stake, corner of Lot No. 4; thence S. 73° 30' W. 992 feet to a hornbeam on bank of Peachtree Creek, corner of Lot No. 4; thence down the meanders of said Creek, to and beyond the bridge on the above road, to an iron stake, corner of Lot No. 6-B; thence N. 49° 30' E. 522 feet to an iron stake, corner of Lot No. 6-B in the line of Lot No. 8; thence N. 40° 15' W. 1590 feet to center of aforesaid road, corner of Lot No. 8; thence along said road, S. 47° 45' W. 230 feet; thence S. 53° 45' W. 100 feet to the Beginning, containing 46.5 acres, more or less, and being Lot No. 5 allotted to J. M. Turner in the division of the lands of J. P. Turner, deceased, in Report of Commissioners of record in Book 403, page 191, Nash County Registry. See plat of said division recorded in Plat Book 2, page 101, Nash County Registry.

Being the identical tract or parcel of land conveyed to J. M. Turner and wife Annie C. Turner, as tenants by the entirety, by deed recorded in Book 797, Page 105, Nash County Registry.

N. C. Bar Assoc. Form No. 1-1 (1976, Revised 1977) James Williams & Co., Inc. Box 127, Yorkville, N. C. 27455
Printed by Agreement with the N. C. Bar Assoc. 1981

BOOK 1396 PAGE 489

1231 457

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1377, Page 155 (Second Tract)

A map showing the above described property is recorded in Plat Book
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:

1993 Nash County Taxes

FILED
JUN 20 AM 10 54
REBEKAH SASSER
REGISTER OF DEEDS
NASH COUNTY, N.C.

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)
ESTELLE TURNER SHEARIN (SEAL)
KARL B. SHEARIN (SEAL)

SEAL-STAMP NORTH CAROLINA, NASH County.
I, a Notary Public of the County and State aforesaid, certify that
Estelle Turner Shearin & husband, Karl B. Shearin Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 20th day of January, 1993.
My commission expires: 12-28-97 Gloria S. Bell 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
NORTH CAROLINA-NASH COUNTY
The foregoing certificate of Gloria S. Bell
Notary (s) Public is
(are) certified to be correct. This instrument was presented for registration and recorded in this office in
Book 1396 Page 489
This 20 day of Jan 1993 at 10:54 o'clock A. M.
BY BARBARA W. SASSER, REGISTER OF DEEDS
Barbara W. Sasser
Register of Deeds

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