

04-30-2021 BY KK

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Apr 30 04:34 PM NC Rev Stamp: \$ 0.00
Book: 3977 Page: 406 - 408 Fee: \$ 26.00
Instrument Number: 2021009938

Prepared by and Return to:

Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#: a portion of 120567 0044 and 120567 0045
REVENUE STAMPS: -0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 30th day of April, 2021, by and between **James E. Neighbors, Jr. and wife, Betty Jo Neighbors**, of 496 Byrd Road, Bunnlevel, NC, 28323 (hereinafter referred to in the neuter singular as "the Grantor") and **James E. Neighbors, Jr. and wife, Betty Jo Neighbors**, of 496 Byrd Road, Bunnlevel, NC, 28323 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Stewart's Creek Township of said County and State, and more particularly described as follows:

BEING all of Lot 1R containing 2.664 combined acres as shown on Recombination Survey for "James E. Neighbors, Jr. and Jimmy S. Neighbors" dated March 29, 2021 by Terry C. Faircloth, PLS and recorded in Map Book 2021, Page 158, Harnett County Registry.

The properties hereinabove described being the same property acquired by Grantors in Deed Book 1188, Page 943, Harnett County Registry.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

Property Address: 496 Byrd Road, Bunnlevel, NC 28323

**The property herein described is (X) or is not () the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

James E. Neighbors, Jr. (SEAL)
James E. Neighbors, Jr.

Betty Jo Neighbors (SEAL)
Betty Jo Neighbors

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, April M McLamb, a Notary Public in and for Harnett
County, North Carolina, certify that James E. Neighbors, Jr. and Betty Jo Neighbors personally
appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 30th day of April, 2021.



April M McLamb
Notary Public

My Commission Expires: 7/29/2021

E-RECORD
Sent: 4-30-21
County: Harnett

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GRANTOR

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James E. Neighbors, Jr.

Betty Jo Neighbors (SEAL)
Betty Jo Neighbors

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My Commission Expires: 7/29/2021