

Excise Tax 0.00

Recording Time, Book and Page

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

Parcel ID No. out of 070692 0128 01 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334

This instrument was prepared by: Lee L. Tart Malone, Attorney at Law

Brief description for the Index:

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 31st day of May, 2022 by and between:

GRANTOR: Jacob B. Joyner, Jr., an unmarried man 3709 Cumberland Trace Birmingham, AL 35242	GRANTEE: Leslie J. Richardson and husband, Stephen W. Richardson 299 Oxford Wood Drive Angier, NC 27521
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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 Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple in all that certain lot or parcel of land situated in Grove Township, Harnett County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS INSTRUMENT.

All or a portion of the property herein conveyed does _____ or XX does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3514, Page 7, Harnett County Registry.

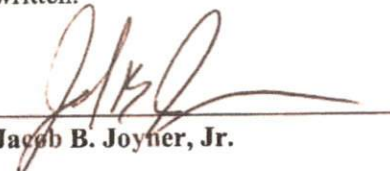
A map showing the above described property is recorded in Map Book 2022, Page 239.

TO HAVE AND TO HOLD the aforesaid tract 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 said premises in fee simple, has 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 will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2022 and subsequent years, not yet due and payable.

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



Jacob B. Joyner, Jr. (SEAL)

STATE OF Alabama
COUNTY OF Shelby

I, Emily Michelle Bookout, Notary Public of the County and State aforesaid, certify that Jacob B. Joyner, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 31 day of May 2022.

My Commission Expires: July 24, 2022
Emily Michelle Bookout
Notary Public

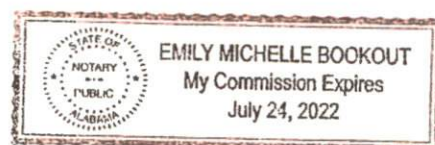


EXHIBIT "A"

Being all of that certain **2.22 acre parcel**, shown as Lot 1 "Recombination Survey For JACOB B. JOYNER, JR", Grove Township, Harnett County, North Carolina as surveyed by J. Scott Walker, PLS, dated May 6, 2020, and recorded in Map Book 2022, Page 239, Harnett County Registry, incorporated herein by reference, and made a part of this instrument.

This being conveyed together with a 50 foot wide easement for ingress and egress along the Northern boundary line of the above described parcel of land to N.C.S.R. 1005 (Old Stage Road North).