

FILED
BOOK 993 PAGE 729-731
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HOLDER
OF DEEDS
COUNTY, NC

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No 08 0655 0021 and
08 0655 0004
Verified by County on the day of , 19
by

Mail after recording to Woodall, Felmet & Phelps, P.A.
Post Office Box 39
Lillington, NC 27546

This instrument was prepared by E. Marshall Woodall

Brief description for the Index

Tracts in Hector's Creek Twp

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of January, 19 93, by and between

GRANTOR

GRANTEE

Eugene Lee Bradley, AKA electing
to sign as E.L. Bradley and wife,
Evelyn G. Bradley
Route 1, Box 92
Fuquay Varina, NC 27526

Mary Nell Bradley Hamilton
4417 South Ridge Drive
Fuquay Varina, NC 27526

TRANSFER RECORDED IN THE
OFFICE OF HARNETT COUNTY
TAX SUPPORTOR

parcel 08-0655-0021
ON ID # 08-0655-0004

BY PM

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 Hector's Creek Township,

Harnett County, North Carolina and more particularly described as follows

All those certain contiguous tracts or parcels of land known as the Eugene L. Bradley Home Place containing 12.04 acres, more or less, lying and being located on the western side of U.S. Highway No. 401 (once known as U.S. Highway No. 15-A), a short distance south of the County line between Harnett and Wake Counties and situate in Hector's Creek Township, Harnett County, North Carolina and more fully described, by metes and bounds, as follows:

TRACT ONE: BEGINNING at an iron stake 34.5 feet westwardly from the centerline of the Lillington-Fuquay Springs Highway and being U.S. Highway 15- said stake being approximately one-fourth mile from the Wake County and Harnett County line, and runs thence South 32° 40' West 304.5 feet to an iron stake 34 feet westwardly from the centerline of said Highway; thence North 68° 30' West and along the line of J.F. Sherman 950.0 feet to an iron stake, a corner in lands of J.F. Sherman; thence North 36° 55' East and along the line of J.F. Sherman 665.0 feet to an iron stake in the line of Weathers lands; thence South 45° 00' East and along the line of Weathers lands 590.0 feet to an iron stake in said Weathers lands; thence South 46° 15' East 310.0 feet to an iron stake, the point of BEGINNING, containing 10.05 acres, more

or less; and being the same tract of land shown by plat prepared by C.W. Russum, Reg. Surveyor, dated February 9, 1952, as corrected and amended.

Said tract of land being part of the Brummitt Farm now owned by J.F. Sherman which farm contains 80 acres, more or less and was conveyed to said J.F. Sherman by D.F. Curran and wife by deed duly recorded in the Office of the Register of Deeds of said Harnett County.

There is excepted from the above description so much of said tract of land as is included within the right of way of said U.S. Highway 15-A.

For a continuation of the descriptions hereof see the attached Schedule which is incorporated as a part of this description and instrument.

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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

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

(Corporate Name)

President

ATTEST

Secretary (Corporate Seal)

USE BLACK INK ONLY

E.L. Bradley _____ (SEAL)
E.L. Bradley

Evelyn G. Bradley _____ (SEAL)
Evelyn G. Bradley

(SEAL)

(SEAL)



NORTH CAROLINA, Harnett County

I, a Notary Public of the County and State aforesaid, certify that E.L. Bradley and
wife, Evelyn G. Bradley Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument Witness my

hand and official stamp or seal, this 24th day of January, 1993.

My commission expires 9-24-95 *Mavis C. Gehles* 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 Mavis C. Gehles, Harnett Co. Notary

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.

Gayle P. Halden REGISTER OF DEEDS FOR Harnett COUNTY

By Shirley Pope Deputy Assistant - Register of Deeds

SCHEDULE "A"

Continuation of the descriptions in that certain deed dated January _____, 1993 from Eugene Lee Bradley and wife, Evelyn G. Bradley, grantors, to Mary Nell Bradley Hamilton, grantee.

For further reference see deed dated October 6, 1952 and recorded in Book 350, Page 109, Harnett County Registry. The aforesaid deed includes the 9.85 acre tract described in deed dated February 29, 1952 and recorded in Book 339, Page 107, Harnett County Registry.

TRACT TWO: BEGINNING at a stake Bradley's northern line, 310.0 feet from the western edge of U.S. Highway 15-A, running thence North 20° 00' West 175.0 feet to an iron stake; thence North 56° 22' West 440.0 feet to an iron stake Bradley's line; thence along Bradley's line South 45° 00' East 590.0 feet to the BEGINNING, containing .53 acres, more or less, according to a survey made by C.W. Russum, C.E., February 9, 1952.

For further reference see deed dated September 2, 1952 and recorded in Book 349, Page 397, Harnett County Registry.

TRACT THREE: This property is located in Hector's Creek Township, Harnett County, North Carolina, and about 2.5 miles south of Fuquay Springs and is on the western side of Highway 401 (formerly known as U.S. Highway 15-A) and is described as follows:

BEGINNING at a stake in Eugene L. Bradley's northern line which is the southern line of Dewey B. Weathers, which stake is 102.5 feet from the center of Highway 401; thence a new line North 7° 45' West 111.3 feet to a stake; thence continuing a new line North 18° 53' West 272.1 feet to a stake, a new corner with Dewey B. Weathers; thence continuing a new line South 74° 57' West 136.4 feet to a stake at Eugene L. Bradley's northeast corner; thence along Bradley's line South 20° 00' East 175.4 feet to a stake in the line of Eugene L. Bradley; thence along the Bradley line South 46° 15' East 242.0 feet to the point of BEGINNING, containing 0.98 acres according to survey made by R.P. Weathers, February, 1962.

For further reference see deed dated February 27, 1962 and recorded in Book 415, Page 55, Harnett County Registry.

TRACT FOUR: BEGINNING at an iron stake in the Old Road, a corner with lands of E.L. Bradley described in Book 409, Page 137, Harnett County Registry and running thence with the line of E.L. Bradley Book 409, Page 137, as aforesaid South 74° 57' West 136.4 feet to an iron stake, a dividing corner between E.L. Bradley lands described in Book 409, Page 137, and Book 349, Page 397, Harnett County Registry; thence with the line of lands described in Book 349, Page 397, Harnett County Registry, North 56° 22' West 215.20 feet to an iron stake, a corner with D.B. Weathers' Estate, at or near a Sand Road; thence with the Sand Road North 87° 54' East 276.70 feet to an iron stake in Sand Road at western edge of Old Road; thence as the western edge of Old Road South 20° 03' East 100.0 feet to the BEGINNING, containing 0.48 of an acre according to a map of survey of D.B. Weathers Estate, made by H.C. Gunter PE 2-12-83.

For further reference see deed dated February 28, 1983 and recorded in Book 744, Page 900, Harnett County Registry.

TRACT FIVE: BEGINNING at that point in the centerline of U.S. Highway No. 401 where the E.L. Bradley-Sherman property line (being Bradley's southern property line) intersects or would intersect, if the same be extended, the centerline of said Highway and runs thence North 68° 30' West 34.0 feet to an iron stake, being the southeastern corner of the 10.05 acre tract of land conveyed to E.L. Bradley and wife by deed dated October 6, 1952 and recorded in Book 350, Page 109, Harnett County Registry; thence as the eastern margin of said 10.05 acre tract North 32° 40' East 304.5 feet to an iron stake being the northeastern corner of said 10.05 acre tract; thence South 46° 15' East 34.5 feet to a point in the centerline of said U.S. Highway No. 401; thence southwesterly and as the centerline of said Highway right of way to the point of BEGINNING.

HARNETT COUNTY, N. C.
FILED DATE 1-26-93 TIME 12:55 P.M.
BOOK 993 PAGE 729-731
REGISTER OF DEEDS
GUYLE P. HOLDER

E. L. Bradley
Evelyn G. Bradley