

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLEReal Estate
Excise Tax

GENERAL WARRANTY DEED

THIS DEED, made and entered into this the 10 day of July, 2001, by and between WILMA E. SNYDER (formerly Wilma E. Gillis) and Husband, WILLIAM FLOYD SNYDER, parties of the first part, to GREGORY MORRIS O'NEAL and Wife, CINDY JANE O'NEAL, of 5136 Townsville Road, Bullock, NC 27507, parties of the second part;

W I T N E S E T H:

That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, do hereby give, grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all of that certain tract or parcel of land, lying and being situate in Sassafras Fork Township, Granville County, North Carolina, and more particularly described as follows:

Being all of that certain 44.94 acres as shown on survey and plat by Alan's Surveying Company, P.A., for Howard R. Gillis, dated 4/17/95 and of record in Plat Book 19, Page 150, Granville County Registry, to which reference is made for a more particular description thereof.

This conveyance is made subject to the reservation of mineral rights reserved by H. D. Hedrick in Deed of record in Book 667, Page 669, and by Seminole Rock and Sand Company in Deed of record in Book 137, Page 21, Granville County Registry.

TO HAVE AND TO HOLD, said lot or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto them, the said parties of the second part, in fee simple forever.

And the said parties of the first part hereby covenant and agree to and with the said parties of the second part, their heirs and assigns, that they are seized of said land tract or parcel of land in fee and have the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that they will warrant and forever defend the title to the same against the lawful claims of all persons whomsoever.

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This instrument is prepared by
N. KYLE HICKS, Attorney-at-Law

Del. Lisa Summerlin for Hopper & Hicks, atty. 743-01