

**2021007211**

COLUMBUS CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-22-2021 02:34:32 PM

KANDANCE H. BULLOCK

REGISTER OF DEEDS

BY: REGINA MARCELLINO

DEPUTY

BK: RB 1277**PG: 855-862**

THIS INSTRUMENT PREPARED BY MATTHEW J. TEDDER, ATTY AT LAW, 110 WEST NANCE ST, WHITEVILLE, NC 28472. NO TITLE SEARCH WAS REQUESTED OF NOR PERFORMED BY THE PREPARING ATTORNEY. THE PREPARING ATTORNEY WAS NOT THE CLOSING AGENT IN THIS TRANSACTION.

REVENUE STAMPS: \$ -0-

TAX INFORMATION RECEIVED

STATE OF NORTH CAROLINA)

BY 12-22-2021 LF

*

COUNTY OF COLUMBUS)

N.C. GENERAL WARRANTY DEED

THIS DEED made this the 22nd day of December, 2021, by and between **KENNETH EUGENE SELLERS, a/k/a KENNETH E. SELLERS**, and wife, **EUNICE B. SELLERS**, address Post Office Box 178, Zellwood, Florida 32798, parties of the first part, hereinafter referred to as the Grantors, and **KENNETH EUGENE SELLERS**, address Post Office Box 178, Zellwood, Florida 32798, party of the second part, hereinafter referred to as the Grantee (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 Grantors, for a good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantee any and all of that certain tract or parcel of land situated in Lees Township, Columbus County, North Carolina, and being more particularly described as follows, to wit:

FIRST TRACT: **BEGINNING** at a stake in a flat woods about 12 chains North of Cattail Bay Public Road, the Northwest corner of a 95-acre tract and runs South 84 degrees 50 minutes East twenty-four and 35/100 chains to a stake; thence South 6 degrees West thirteen and 75/100 chains to a stake in the North edge of Cattail Bay Road; thence North 80 degrees 30 minutes West with North margin of said road twenty-three and 70/100 chains to a stake in the West side of said 95-acre tract; thence North 3 degrees and

30 minutes East eleven and 68/100 chains to the **BEGINNING**, containing 30 acres, more or less. Said land being a part of a 95-acre tract located in Lees Township.

This being the same tract or parcel of land described in Deed dated February 14, 1950, from Pierce and Company, a corporation, to Willie H. Jones and wife, Fannie J. Jones, and recorded in Book 187, at Page 101, Columbus County Registry.

SECOND TRACT: BEGINNING at a stake in Barcy Blackman's line, Lillie Brown's third corner and runs North 3.00 chains to a stake an old corner in Jacksons Bros.' line and with this line Westward to an old corner; thence with S.P. Jones' line South 22 degrees East to Lillie Brown's third corner and with her line North 87 degrees East to the **BEGINNING**, containing 13 acres.

This being the same parcel of land as described in Deed dated December 12, 1951, from Charlie Brown and wife, Daisy Brown, to Willie H. Jones, and recorded in Book 261, at Page 174, Columbus County Registry.

THIRD TRACT: BEGINNING at a stake in Barcy Blackman's line, Luther Jones' second corner and runs North 2.50 chains to a stake, Daisy Brown's beginning corner, and runs thence South 87 degrees West about 30 chains to a stake in S.P. Jones' line on a ditch; thence South 22 degrees East to Luther Jones' third corner and with his line North 87 degrees East to the **BEGINNING**, containing 13 acres, more or less.

This parcel of land being the same as described in Deed dated December 12, 1951, from Wesley Brown and wife to Willie H. Jones, and recorded in Book 261, at Page 173, Columbus County Registry.

FOURTH TRACT: BEGINNING at a stake on the S.W. side of Barcy Blackman field and runs his line up a ditch 4.00 chains to Mamie Ward's corner and runs South 87 West about 30 chains to Sam Jones' line on a ditch and runs his line South 22 degrees East with lining of ditch to Pierce & Company line and with their line East to the **BEGINNING**, containing 15 acres, more or less.

Second Tract: **BEGINNING** on Willie Jones second corner in Barcy Blackman's line and runs North 2.50 chains to Luther Jones' first corner and runs South 87 degrees West about 30 chains to S.P. Jones' line and with his line South 22 degrees East with ditch to Willie Jones' 3 corners and with his line North 87 degrees East to the **BEGINNING**, containing 13 acres.

This property being the same as described in Deed dated June 20, 1937, from Forney Jones and wife, Jennie Jones, to Willie Jones, and recorded in Book 158, at Page 335, Registry of Columbus County.

FIFTH TRACT: BEGINNING at Maime Ward's first station in Barcy Ward's line and runs North 250 chains to Lillie Brown's corner. Thence 387 degrees West about 30 chains to a stake on a ditch in S.P. Jones' line and with his line South 22 degrees East to

Maimie Ward's both corners and with her line North 87 degrees East to the **BEGINNING**, containing 12 acres.

This property being the same as described in Deed dated April 7, 1943, from Luther Jones and wife, Emeldia Jones, to Willie Jones, and recorded in Book 178, at Page 361, Register of Columbus County.

EXCEPTING FROM THE ABOVE DESCRIBED TRACTS OF LAND THE FOLLOWING:

1. That tract of land containing .85 acre, more or less, described in Deed from Willie H. Jones and wife, Fannie J. Jones, to Sammy Ray Jones and wife, Sheryl P. Jones, dated the 20th day of May, 1966, and recorded in Book 259, at Page 541, Columbus County Registry, to which Deed reference is hereby made for a more accurate and complete description.
2. That tract of land which is a portion of FIRST TRACT and SECOND TRACT as described above, and described as: **BEGINNING** at center of culvert crossing Highway 1925 at White Oak Branch and runs center of said highway North 80 degrees 45 minutes West 390.5 feet to tack in center of said highway; thence runs North 3 degrees 55 East with East edge of avenue leading to Willie H. Jones' residence 840.3 feet to stake, iron pipe, in East edge of lane leading to Willie Jones' residence; thence runs North 81 degrees 30 minutes West 224.3 feet to stake on East edge of Fred Suggs' canal; thence runs with East edge of canal North 10 degrees 43 minutes East 220 feet to stake on bank of canal; thence runs South 82 degrees 10 minutes East 367 feet to stake on West edge of farm road; thence runs South 18 degrees 30 minutes West 165 feet to stake, iron pipe, West edge of said farm road; thence runs South 65 degrees 35 minutes West 100 feet to stake on North edge of said farm road; thence runs North 81 degrees 30 minutes West 42.7 feet to the **BEGINNING**, containing 1.73 acres.
3. That tract of land which is a portion of FIRST TRACT as described above, and described as: **BEGINNING** at a spike in center of Rural Paved Highway 1925, Georgia Pacific's corner of tract purchased from Pierce and Company; thence runs North 3 degrees 07 minutes East 30.02 feet to North margin of right-of-way of Highway 1925, beginning corner of this lot; thence runs North 3 degrees 07 minutes East with ditch and Pierce and Company's old line 213 feet to iron stake new corner; thence runs South 80 degrees 45 minutes East 628 feet to stake, iron pipe corner; thence runs South 9 degrees 15 minutes West 211 feet to North margin of Highway 1925, Southeast corner of lot previously deeded to Herman Cartrette and wife; thence runs North 80 degrees 45 minutes West 300 feet to Southwest corner of lot deeded to Herman Cartrette; thence runs North 80 degrees 53 minutes West 305 feet to stake in old Pierce and Company's line, **BEGINNING CORNER** of this lot, containing 3 acres.
4. That parcel of land containing one (1) acre, from the Southeast corner of SECOND TRACT described above which heretofore has been conveyed to Luther Jones.

5. **BEGINNING** at the Southwest corner of a tract of land deeded to Willie H. Jones by Pierce and Company and recorded in Book 187, Page 101, in the Columbus County Registry, March 7, 1950. For the tie-in line: **BEGINNING** at the Southwest corner of said tract and runs South 80 degrees 45 minutes East with the Northern margin of Highway No. 1925, 305 feet to the **BEGINNING CORNER** of this lot; thence runs North 9 degrees 15 minutes East 141 feet to a stake in the edge of a field; thence runs parallel to said highway South 80 degrees 45 minutes East 300 feet to a stake in a field; thence runs South 9 degrees 15 minutes West 141 feet back to a stake in the margin of the right-of-way of said highway; thence runs North 80 degrees 45 minutes West 300 feet back to the **POINT OF BEGINNING**, containing 9/10 acre, more or less.

Being the same land conveyed by Willie H. Jones, Sr., and wife, Fannie Jones, to Herman A. Cartrette and wife, Betty J. Cartrette, by Deed dated April 3, 1968, and recorded at Deed Book 249 at Page 199 in the Columbus County Registry.

6. That tract of land containing 1.86 acres, net, more or less, described in Deed from Lloyd D. Bryant and wife, Doris S. Bryant, to Herman A. Cartrette and wife, Betty Jane J. Cartrette, for and during the term of their natural lives, and Herman A. Cartrette, Jr., Remainderman, in fee simple, dated May 30, 1986, and recorded in Book 374, at Page 479, Columbus County Registry, to which Deed reference is hereby made for a more accurate description.

7. This conveyance specifically excludes any tobacco or crop allotments, the same of which are not included in this transaction.

NO ASCS ALLOTMENTS ARE TO BE TRANSFERRED BY THE CONVEYANCE OF THIS DEED AND LLOYD D. BRYANT AND DORIS S. BRYANT RETAIN ALL CROP ALLOTMENTS.

For reference see Book 261, Page 280, Columbus County Registry.

THE ABOVE LANDS IDENTIFIED IN PARAGRAPHS NUMBERED 1 THROUGH 7 ARE ALL THE SAME AS DESCRIBED IN DEED FROM LLOYD D. BRYANT AND WIFE, DORIS S. BRYANT, TO KENNETH EUGENE SELLERS AND WIFE, EUNICE B. SELLERS, DATED JULY 17TH, 1990, RECORDED IN BOOK 412, PAGE 467, COLUMBUS COUNTY REGISTRY.

SIXTH TRACT:

That certain tract or parcel of property situated in Lees Township, Columbus County, North Carolina, and more particularly described as follows, to wit:

Being Lot Number 1, containing 11.07 acres, more or less, of a division of a farm for Arthur Bright Estate, dated August 24, 1993, prepared by Inman's Surveying and Mapping, and recorded in Map Book 56, Page 85, Columbus County Registry. Reference is hereby made to said plat for more clarity and particularity of description.

Being also the same property conveyed by Eudell Long Bright to Eunice Bright Sellers, recorded in Deed Book 451, Page 452, Columbus County Registry.

Being the same land as that described in Deed from Eunice B. Sellers to Kenneth E. Sellers and wife, Eunice B. Sellers, dated December 30th, 1993, recorded in Deed Book 456, Page 4, Columbus County Registry.

Being also the same land as that described in Deed from Eudell Long Bright, Widow and Life Tenant, to Kenneth E. Sellers and wife, Eunice Bright Sellers, dated December 31st, 2003, recorded in Book 765, Page 663, Columbus County Registry.

SEVENTH TRACT:

That certain tract or parcel of property lying and being in Williams Township, Columbus County, North Carolina, and being more particularly described as follows, to wit:

BEGINNING at a stake in the old county line and runs Southwest 21 1/2 chains to Reedy Branch to a stake; thence North 86 degrees West with said branch about 13 chains to an agreed corner, thence North an agreed line to a stake an agreed corner in a small branch; thence with said branch to a gum corner in W.M. Cartrette line; thence East 7 chains to the **BEGINNING CORNER** in the county line containing 40 acres, more or less, and being the same tract of land set forth and fully described in a certain Deed made by M. McPherson and wife, J.J. McPherson, dated the 11th day of February, 1901, and duly recorded in Book 146 of Deeds at Page 586, Records of Columbus County in the Office of the Register of Deeds which said Deed is hereby referred to and made a part of this Deed.

For chain of title see Book 532, Page 833, Book 422, Page 538, Book 241, Page 183, and Book 169, Page 178, Columbus Registry

Included in the above-described tract of land is that certain tract which is described as being a 42 acre, more or less, tract of land described as the second tract in Deed dated October 20, 1965, and recorded in Deed Book 241, Page 183, with the first and second tract in that said Deed recorded in Deed Book 241, Page 183, jointly describing a single tract of 42 acres, more or less.

SUBJECT to a 20-foot wide easement as platted in Book 532, Page 832.

LESS AND EXCEPT THE FOLLOWING:

(a) A tract of one-half acre more or less, conveyed to Donald McPherson in Book 239, Page 560.

(b) A tract of one-half acre more or less, conveyed to Javie Neal McPherson in Book 286, Page 353, and another tract conveyed to Javie McPherson in Book 506, Page 332.

(c) A 0.51 acre tract surveyed for Berneese McPherson Gore shown in Book 532, Page 832.

(d) 1.23 acres sold to Aneshia Lynn McPherson in Book 438, Page 3.

The Seventh Tract as above described being the same as that described in Deed from Roger D. Duncan and wife, Patricia A. Duncan, to Kenneth E. Sellers and wife, Eunice B. Sellers, dated November 4th, 1999, recorded in Book 605, Page 247, Columbus County Registry.

EIGHTH TRACT:

Lying in Chadbourn Township, Columbus County, North Carolina, and being more particularly described as follows:

BEGINNING at a point marked by an old iron in the centerline of S.R. 1419, said point being located along said centerline North 84 degrees 27 minutes West 242.23 feet from an old spike at the intersection of the centerlines of S.R. 1419 and S.R. 1300; thence with a line of lands of Emma Green as set out in Deed Book 381, Page 514, and beyond, South 17 degrees 59 minutes West 451.83 feet to a point marked by an old iron; thence with the Western line of a tract surveyed for Frank E. Williams, South 15 degrees 13 minutes West 189.12 feet to a point marked by an old iron in the Northern line of lands of Billy William Gardner; thence with said line North 84 degrees 31 minutes West 989.01 feet to a point in a ditch; thence with said ditch and beyond North 07 degrees 33 minutes East, passing an iron marker on the South margin of S.R. 1419 at a distance of 599.18 feet, a total distance of 629.20 feet to a point marked by an old iron in the centerline of S.R. 1419; thence with the centerline of S.R. 1419, South 84 degrees 27 minutes East 1096.09 feet to the point of **BEGINNING**, containing 14.99 acres, more or less, total, or 14.23 acres, more or less, excluding S.R. 1419 right-of-way

Being same tract conveyed to Glenn and Donna Turbeville by Sylvia Thompson and Judith MacMillan.

The above-described Eighth Tract being the same as that described in Deed dated March 15th, 1988, from Glenn Turbeville and wife, Donna Turbeville, to Kenneth Eugene Sellers and wife, Eunice B. Sellers, dated March 15th, 1988, recorded in Book 391, Page 132, Columbus County Registry.

NINTH TRACT:

Lying and being in Lees Township, Columbus County, North Carolina, and being more particularly described as follows, to wit:

BEGINNING at a stake in the West edge of Highway No. 1924, it being a corner of the West line of Lot No. 4 and runs thence with the West line of Lot No. 4 North 11 degrees

30 minutes West 555 feet to a stake; thence South 24 degrees 30 minutes West 1288 feet to a stake in a ditch; thence with said ditch North 79 degrees 50 minutes East 614 feet to a stake in the West edge of said highway; thence with the West edge of said highway North 0 degrees 39 minutes West 371 feet and North 12 degrees 03 minutes East 169 feet to the **POINT OF BEGINNING**, containing 8.25 acres, more or less, and being Lot No. 5 of the Major G. Lee property, plot of which was prepared in September, 1966, said plot being designated as Plot No. 1.

Being also the same property described in Deed dated January 19, 1984, from Margaret Lee Hinson and husband, Otis Hinson, to Michael Coleman, recorded in Book 354, Page 238, Columbus County Registry, N.C.

The above Ninth Tract being the same as that described in Deed from William Lee and wife, Colene Lee, to Kenneth E. Sellers and wife, Eunice B. Sellers, dated August 5th, 1985, recorded in Book 366, Page 888, Columbus County Registry.

The purpose of this instrument being for Grantor Eunice B. Sellers to assign, convey, confirm, and transfer unto the Grantee any and all of said Grantor Eunice B. Sellers' right, title, claim, and interest in and to all the lands herein described, absolutely and in fee simple, specifically including, but not limited to, said Eunice B. Sellers' marital interests therein.

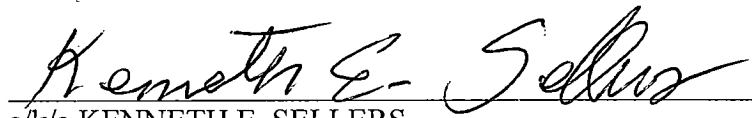
The property herein conveyed does not constitute the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee and his heirs, successors, and assigns in fee simple forever.

AND THE GRANTOR covenants with the Grantee that the Grantor is seized of the premises in fee simple; that she has the right to convey the same in fee simple, that the title thereto is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title thereto against the lawful claims of all persons whomsoever.

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

 (SEAL)
KENNETH EUGENE SELLERS

 (SEAL)
a/k/a KENNETH E. SELLERS

Eunice B. Sellers

EUNICE B. SELLERS

(SEAL)

STATE OF NORTH CAROLINA)
COUNTY OF COLUMBUS)

VERIFICATION

I, the undersigned Gloria B. McPherson, a Notary Public of and for the County of Columbus, State of North Carolina, do hereby certify that **KENNETH EUGENE SELLERS, a/k/a KENNETH E. SELLERS**, and wife, **EUNICE B. SELLERS**, personally appeared before me this date and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this the 22nd day of December, 2021.

Gloria B McPherson
NOTARY PUBLIC (Signature)

Gloria B McPherson
NOTARY PUBLIC (Printed Name)

My commission expires:

01/11/2022.

GLORIA B MCPHERSON
Notary Public
Columbus County
North Carolina

NORTH CAROLINA COLUMBUS COUNTY
The foregoing or annexed certificate(s) of

Gloria B McPherson

Notary (y) (ies) Public (has) (have) been verified to have a Signature, seal or stamp, and expiration date. This Instrument and certificate are duly registered at the time and time and in the book and page shown on the first page thereof.

Kandance H Bullock
Register of Deeds

Regina K Macellano
Register of Deeds

Ret To: Kenneth Sellers