

050001775

FIPS CODE 197 - Tax Map No. 14-8

THIS DEED, made and entered into this the 10th day of May, 2005, by and between

SHARON K. BALL, widow, Grantor and WILLIAM W. OLIVER, V and LUCY S. OLIVER,
husband and wife, as Grantees;

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantor, the Grantor does hereby grant, bargain, sell and convey, with covenants of general warranty of title, to the Grantees, as tenants by the entireties with right of survivorship, all of that certain parcel or tract of land, together with the improvements thereon and appurtenances thereto belonging, situated in the East Wytheville Magisterial District of Wythe County, Virginia, (a portion of Tax Map #014-000-00000-00008TI) more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pipe set on the north right of way of Virginia Secondary Route 600 (40' wide) a corner to now or formerly S.C. Davis, Jr. Deed Book 35, page 581, (being also N 04° 16' 53" W 4.54 from iron pipe found); thence with said north right of way of said Route 600 approximately 20' from centerline) S 69° 26' 12" W 358.06 feet; thence S 69° 01' 30" W 269.40 feet to an iron pipe set; thence S 69° 38' 01" W 736.64 feet to a point; thence S 74° 03' 48" W 10.86 feet to an 8" corner post - 8' tall on said right of way and a corner to Parcel B S.K. Ball; thence with S.K. Ball and Parcel B 2 N 03° 48' 36" W 1326.01 to a rebar set; thence N 70° 43' 03" E 587.56 feet to a rebar set at old distance, a corner to Parcel B - Ball property corner to F. Hounshell (old Davis line); thence with now or formerly Hounshell N 70° 43' 07" E 653.50 feet to a roof bolt found, a corner to Hounshell (as taxed R. Monroe) and S.C. Davis; thence with Davis S09° 16' 53" E 1267.94 to the beginning containing 37.873 acres, more or less as surveyed by Mountaineer Land Surveys, J. Brad Smith, C.L.S. in November 2004 and as shown as Parcels A and C on a plat bearing the following legend:

MOUNTAINEER LAND SURVEYS

Examined May 10, 2005 J. BRAD SMITH, C.L.S.
J. K. [Signature] RT. 1 BOX 306
SINKS GROVE, W.V. 24976
Teste: V. B. Atwell . Dep. Clerk 1-304-772-3554
NOV. 2004 1" = 300'

Scot S. Farthing
Attorney at Law, PC
380 S. 4th Street
Wytheville, VA
24382

NO TITLE EXAMINATION PERFORMED BY
SCOT S. FARTHING, ATTORNEY AT LAW, P.C.

040219 MAY 11 05

040220 MAY 11 05

BEING a portion of the same real estate conveyed by Mark Anthony Ball, single; and Rodney Keith Roberts, and Carol J. Roberts, his wife, to Edward Eugene Ball and Sharon K. Ball, his wife, as tenants by entireties with right of survivorship, by Deed dated September 18, 1986 and of record in the Wythe County Clerk's Office in Deed Book 329, page 228; and the real estate conveyed by G. Wayne Pike and Regina B. Pike, his wife, to Edward Eugene Ball and Sharon Ball, his wife, as tenants by entireties with right of survivorship, by Deed dated September 18, 1990 and of record in the Wythe County Clerk's Office in Deed Book 376, page 190. Edward Eugene Ball departed this life testate on the 4th day of October, 2001.

The Mineral Rights to the property herein conveyed were transferred by B.F. Rentals to Sharon K. Ball by Deed dated October 19, 2004 and of record in the Wythe County Clerk's Office as Instrument Number 040004559 and by Deed dated April 8, 2005 and of record in the Wythe County Clerk's Office as Instrument Number 050001316, expressly including the mineral rights which are hereby conveyed.

This conveyance is made subject to such conditions, reservations, restrictions and easements of record to the extent that they may lawfully apply to the property conveyed.

Real estate taxes for the year 2005 on the property herein conveyed will be prorated between Grantor and Grantees as the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantor to the Grantees with the delivery of this deed.

Grantor covenants that she will warrant generally the title to the property conveyed; that she has the right to convey the same in fee simple; that she has done no act to encumber the same; that she will execute such further assurances of title as may be requisite, and that the Grantee shall have the quiet possession thereof.

Scot S. Farthing
Attorney at Law, PC
380 S. 4th Street
Wytheville, VA
24382

040221 MAY 11 05

WITNESS the following signature and seal.

Sharon K. Ball (SEAL)
SHARON K. BALL

STATE OF VIRGINIA
COUNTY OF WYTHE, To Wit:

I, Ethel A. Wright, a Notary Public in and for the State and County
aforesaid, do hereby certify that **Sharon K. Ball** has personally appeared before me in my State and
County aforesaid and acknowledged the same.

Given under my hand this 10th day of May, 2005.

My commission expires: 10-31-08

Ethel A. Wright
Notary Public

INSTRUMENT #050001775
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
MAY 10, 2005 AT 03:00PM
\$490.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$245.00 LOCAL: \$245.00
HAYDEN H. HORNEY, CLERK
Hayden H. Horney
RECORDED BY: BH

Scot S. Farthing
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