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THIS DEED, made this 3rd day of March, 1983, by and between Kenneth G. Howell, widower, party of the first part; and Lois F. of Sedley, Virginia 23878, Post Office Box 25, Bryant, party of the second part,

W I T N E S S E T H :

That the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid by the party of the second part, at and before the signing, sealing and delivery of this deed, the receipt of which is hereby acknowledged, doth hereby grant, bargain, sell and convey unto the said Lois F. Bryant, in fee simple and with GENERAL WARRANTY of title, the following described real property, to-wit:

All that certain lot or parcel of land lying situate and being in the Village of Sedley, Southampton County, Virginia, on the south side of Maple Avenue, also known as Virginia Secondary Highway No. 642, containing 2.05 acres according to survey and plat thereof entitled "Plat Showing Property for Lois F. Bryant", made February 23, 1983, by S. V. Camp, III, and Associates, C.L.S., a copy of said plat being duly of record in the Clerk's Office of the Circuit Court of Southampton County, Virginia, in Deed Book , at page , and incorporated herein by reference, and bound and described in accordance with said plat as follows, to-wit: BEGINNING at an iron pipe driven in the ground at a point where the run of a branch intersects the south side of Maple Avenue (60' ROW), a corner on said avenue for the land of the Trustees of the Jehovah's Witnesses and the herein described lot, and running thence with the south side of Maple Avenue S.84°30'E. 84.6 feet to an iron pipe, corner on said Avenue for the herein described lot and Third Street East (60' ROW), an unopened street; thence with the west side of Third Street East S.5°30'W. 513.95 feet to an iron pipe, corner on Third Street East for the herein described lot and the remaining land of Kenneth G. Howell; thence with the line of said remaining Howell land S.81°09'W. 305.0 feet to an 8" S.L. Walnut; thence S.41°53'W. 70.8 feet to a post in a metal fence, corner on the land now or formerly of P. O. Duck for the herein described lot and the said remaining Howell land; thence with the line of said Duck land N.5°40'E. 49.4 feet to an iron pipe at the aforementioned branch; thence with the run of said branch, which said run is the property line, generally N.28°30'E. 139.0 feet to an 8" S.L. Maple; N.89°11'E. 63.0 feet to an iron pipe; N.32°16'E. 181.2 feet to a 15" S.L. Maple, said Maple at or near a corner on said branch for the said Duck land and the said Jehovah's Witnesses land; thence continuing with the run of said branch, which is the property line, N.19°35'E. 211.0 feet to an iron pipe and N.61°14'E. 95.30 feet to an iron pipe, the point of beginning.

it being in all respects a portion of that certain tract or parcel of land conveyed to Helen W. Howell from Mollie S. Wade, widow, et als., by deed of bargain and sale bearing date of December 13, 1932, of record in the Clerk's Office of the Circuit Court of Southampton County, Virginia, in Deed Book 73 at page 416; the said Helen W. Howell having departed this life May 6, 1976, testate, and having, by her last will and testament, duly probated and of record in the Clerk's Office aforesaid in Will Book 34 at page 588, devised all of her estate to her husband, the said Kenneth G. Howell.

It is the intention of grantor herein to convey unto grantee herein all of grantor's right, title and interest in and to any roads and alleys described on the plat aforementioned which lie within the boundaries of the aforementioned and described lot or parcel of land.

The party of the first part covenants that he is seised of the said land in fee simple and has the right to convey the same to the party of the second part; that he has done no act to encumber the same; that the said grantee shall have quiet possession of said land free from all encumbrances and that he will execute such further assurances of the same as may be requisite.

WITNESS the following signature and seal:

Kenneth G. Howell (SEAL)
Kenneth G. Howell

STATE OF VIRGINIA

COUNTY OF SOUTHAMPTON, to-wit:

The foregoing instrument was acknowledged before me this 22nd day of March, 1983, by Kenneth G. Howell.

My Commission expires July 27, 1985.

James P. [Signature]
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Southampton County, the 22nd day of January, 1985. This Deed with the certificate annexed was presented for, and admitted to record at 3:50 o'clock P. M. and I certify that a tax of \$5.00 imposed by Sec. 58-54.1 of the 1950 Code of Virginia has been paid.

Tax 7.50
Tran 1.00
Fee 13.00
St & Lo 5.00
26.50

Teste: Walter M. Coyle Clerk