

0536 0881
LYDIA W ALBERT
RT 4 BOX 547
CHRISTIANSBURG VA 24073

THIS DEED, made and entered into on this the 21st day of March, 1986, by and between LYDIA ALBERT, divorced; HOWD THOMAS ALBERT, divorced; ANTHONY A. ALBERT and OLIVIA R. ALBERT, husband and wife; PATRICIA ALBERT MANN, divorced; RONNIE A. ALBERT, divorced; KATHLEEN ALBERT, widow; CLARA GAIL ALBERT, unmarried; DEXTER DEAN ALBERT, unmarried; and ANGELIA MARIE ALBERT, unmarried, parties of the first part, and LYDIA W. ALBERT, party of the second part,

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the party of the second part to the parties of the first part, the receipt whereof is hereby acknowledged, and for other good and valuable consideration, the receipt whereof is also acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with covenants of GENERAL WARRANTY of Title, unto the party of the second part, all that certain tract or parcel of land located, lying and being in the Riner Magisterial District of Montgomery County, Virginia, containing 12.227 acres (Lydia W. Albert tract), which is shown on a plat of survey entitled "PLAT of Survey For Lydia W. Albert and Others in the Riner Magisterial District, MONTGOMERY COUNTY, VIRGINIA", which plat was made by Michael E. Horton, Land Surveyor, dated October 1, 1985, and designated as Plan No. 8507, a copy of which plat is hereto attached and made a part of this deed for a more particular description of the property herein conveyed.

RAY WILSON GIBBS, P.C.
ATTORNEY AT LAW
WALL BUILDING
CHRISTIANSBURG, VA.
24073

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PLAT
Recorded in Plat Book
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And being a portion of the same property of which F. Payton Albert, who passed away in 1960, died seized and possessed of, and being the same in which Wallace A. Albert, one of the heirs of F. Payton Albert acquired an undivided 8/9 interest and subsequent thereto conveyed 1/2 of his 8/9 undivided interest to Lydia Albert by deed dated December 11, 1978, recorded in Deed Book 409, Page 77, in the Clerk's Office of the Circuit Court of Montgomery County, Virginia. The other 1/9 undivided interest being owned by Drexel Albert, another heir of F. Payton Albert. The said Wallace A. Albert passed away, intestate, January 2, 1982, and Drexel Albert passed away, intestate, in 1979. The grantors herein being Lydia Albert and all the heirs at law of Wallace A. Albert and Drexel Albert.

This conveyance is subject to a certain 50 foot right of way as set forth on said plat for purposes of ingress from and egress to State Route 114 reserved by the grantors herein for the benefit of those certain five (5) parcels of real estate partitioned by deeds of even date herewith which said parcels of real estate are more fully shown on said plat of survey. All parties owning property benefited by this right of way shall bear equally the cost and maintenance thereof.

WITNESS the following signatures and seals on this the date first hereinabove mentioned and written.

Lydia H. Albert (SEAL)
LYDIA ALBERT

Howard T. Albert (SEAL)
HOWD THOMAS ALBERT

RAY WILSON GRUBBS, P.C.
ATTORNEY AT LAW
WALL BUILDING
CHRISTIANSBURG, VA.
24073

Anthony A. Albert (SEAL)
ANTHONY A. ALBERT

Olivia R. Albert (SEAL)
OLIVIA R. ALBERT

Patricia Albert Mann (SEAL)
PATRICIA ALBERT MANN

Ronnie A. Albert (SEAL)
RONNIE A. ALBERT

Kathleen L. Albert (SEAL)
KATHLEEN ALBERT

Clara Gail Albert (SEAL)
CLARA GAIL ALBERT

Dexter Dean Albert (SEAL)
DEXTER DEAN ALBERT

Angelia Marie Albert (SEAL)
ANGELIA MARIE ALBERT

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 1st day of April, 1986, by LYDIA ALBERT, divorced.

My commission expires: 9-14-86

Jan J. Creecher
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 9th day of April, 1986, by HOWD THOMAS ALBERT,
divorced.

RAY WILSON GRUBBS, P.C.
ATTORNEY AT LAW
WALL BUILDING
CHRISTIANBURG, VA.
23079

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My commission expires: 9-14-86

James J. Crabtree
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 11th day of April, 1986, by ANTHONY A. ALBERT
and OLIVIA R. ALBERT, husband and wife.

My commission expires: 9-14-86

James J. Crabtree
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 11th day of April, 1986, by PATRICIA ALBERT MANN,
divorced.

My commission expires: 9-14-86

James J. Crabtree
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 30th day of April, 1986, by RONNIE A. ALBERT,
divorced.

My commission expires: 9-14-86

James J. Crabtree
Notary Public

RAY WILSON GRUBBS, P.C.
ATTORNEY AT LAW
WALL BUILDING
CHRISTIANSBURG, VA.
24072

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 2nd day of May, 1986, by KATHLEEN ALBERT,
widow.

My commission expires: 9-14-86

Jean J. Crabtree
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 2nd day of May, 1986, by CLARA GAIL ALBERT,
unmarried.

My commission expires: 9-14-86

Jean J. Crabtree
Notary Public

STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 2nd day of May, 1986, by DEXTER DEAN ALBERT,
unmarried.

My commission expires: 9-14-86

Jean J. Crabtree
Notary Public

RAY WILSON GRUBBS, P C
ATTORNEY AT LAW
WALL BUILDERS
CHRISTIANBURG, VA
24078

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STATE OF VIRGINIA,
COUNTY OF MONTGOMERY, TO-WIT:

The foregoing instrument was acknowledged before me
this 2nd day of May, 1986, by ANGELIA MARIE ALBERT,
unmarried.

My commission expires: 9-14-88

[Signature]
Notary Public

VIRGINIA: In the Office of the Circuit Court of Montgomery County
10th day of June, 1986. The foregoing
instrument was this day presented in said Office and with certificate
annexed admitted to record at 10:45 o'clock A. M. The taxes
imposed by Sec. 58-54.1 of the Code of Virginia in the amount of
\$ 49.00 have been paid to this office.

Teste:
JOHN B. MYERS, JR., Clerk
By [Signature] D.C.

RAY WILSON GRUBBS, P.C.
ATTORNEY AT LAW
WALL BUILDING
CHRISTIANSBURG, VA.
23076