

763094

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:

That WE, MAGGIE KENNEY CARUTHERS, a widow, JAMES A. KENNEY, a single man and ANNIE KENNEY, a single woman

of the County of BEXAR State of TEXAS for and
in consideration of the sum of TEN AND NO/100-----DOLLARS
and other valuable consideration to the undersigned cash in hand paid by the grantees herein named, the

receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the said grantees, of their one certain promissory note of even date herewith for the principal sum of \$18,500.00 (Eighteen Thousand FIVE HUNDRED -----Dollars), payable to the order of GONZALES PRODUCTION CREDIT ASSOCIATION at the request of the Grantees herein, it having advanced funds to the full amount of said note, the principal and interest payable as specified in said note with interest as therein set out, both principal and interest being payable at the office of GONZALES PRODUCTION CREDIT ASSOCIATION in Gonzales, Texas, said note further providing for the usual ten per cent attorney's fee clause

the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith, to FRANK BOEHM Trustee, Gonzales County, Texas
have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

J. W. JAMES AND WIFE, MARY LOUISE JAMES

of the County of BEXAR State of TEXAS, all of the following described real
property in BEXAR County, Texas, to-wit:

Tract No. 5 of the Partition of Pat Kenney Sr. Estate, containing 74.60 acres, more or less, out of the Michael de Chaumes Original Survey No. 136, in Bexar County, Texas, about 2 miles West from the Town of Somerset, on the North side of Farm Road No. 1518, and being described by metes and bounds as follows:

BEGINNING at an iron pin in a fence corner on the North R/W line of said road 1518 for the SW corner of this tract, said corner being East

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3750' from the SW corner of the Pat Kenney Sr. tract.

THENCE; N.00-27'E.-3931.0' along a fence line to an iron pin in the South R/W line of the Briggs Road for the NW corner.

THENCE: S.89-56'E-826.8' along a fence line on the South R/W line of said Briggs road to an iron pin for the NE corner.

THENCE: S.00-27'W. -3930.0' to an iron pin in a fence line on the North R/W line of said Farm Road 1518 for the SE corner.

THENCE: West 826.8' along said fence line and Farm Road 1518 North R/W line to the place of beginning.

THIS CONVEYANCE IS MADE SUBJECT to Easements shown of record in Vol. 1731, page 404; Vol. 3363, page 539, Deed Records of Bexar County, Texas.

THIS CONVEYANCE IS ALSO MADE SUBJECT TO an OIL, GAS, COAL AND MINERAL leases recorded in Vol. 1601, page 301; Vol. 3633, page 545; Vol. 4509, page 240, Deed Records of Bexar County, Texas, and any assignments thereof or parts thereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee s, their heirs and assigns forever; and we do hereby bind ourselves and our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees , their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute; and the vendor's lien and the superior title are hereby transferred, assigned, and sold and conveyed to GONZALES PRODUCTION CREDIT ASSOCIATION, its successors and assigns, the payee named in said note without recourse.



EXECUTED this 19th day of August , A. D. 19 66

Witness to the mark of James A. Kenney

Mrs. Zelina Kenney
W. L. Pierce

Witness to the mark of Annie Kenney


Mrs. Zelina Kenney
Annie Kenney

Maggie Kenney Caruthers
Maggie Kenney Caruthers

James A. Kenney
James A. Kenney

Annie Kenney
Annie Kenney

THE STATE OF TEXAS
COUNTY OF BEXAR

Given under my hand and seal of office on this the 19th day of August, A. D. 19 66.

Wanda Morin, Notary Public in and for BEXAR County, Texas.

THE STATE OF TEXAS
COUNTY OF MEDINA

Given under my hand and seal of office on this the 19 day of August, A. D. 1966.

Notary Public in and for Medina County, Texas.

THE STATE OF TEXAS
COUNTY OF _____

Given under my hand and seal of office on this the _____ day of _____, A. D. 19____.

Notary Public in and for _____ County, Texas.

THE STATE OF TEXAS
COUNTY OF

Given under my hand and seal of office on this the _____ day of _____, A. D. 19____.

Notary Public in and for _____ County, Texas.

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STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the DEED RECORDS
of Bexar County, Texas, as stamped hereon by me.



AUG 24 1966

James W. Knight
COUNTY CLERK
BEXAR COUNTY, TEXAS

WARRANTY DEED
WITH VENDORS LIEN

MACCIE KENNEY CAROTHERS, et al

TO

J. W. JAMES, et ux
SOMERSET, TEXAS

Alvina
Rm 1-124 & v-4

FILED IN MY OFFICE
JAMES W. KNIGHT
COUNTY CLERK BEXAR CO

1966 AUG 23 PM 3 33

PREPARED IN THE LAW OFFICE OF:

GEO. L. WIDEMAN
Attorney at Law
P.O. Box 368
Somerset, Texas 76069

PLEASE RETURN TO: *J. W. James*

Rm 1-124 & v-4
Alvina, typed

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