

wife, Nina A. Taylor did execute and deliver to Walter J. Lynn and wife, Inez J. Lynn a certain deed of conveyance wherein the parties first named did convey to the parties last named, the following described tract or parcel of land, to-wit: Lot 16, Block 1, New City Block 6512 in Mission Grove Addition, in the city of San Antonio, Texas, and WHEREAS, as a part consideration for said property the said Walter J. Lynn and wife, Inez J. Lynn did execute and deliver to J. W. Taylor one certain promissory note for \$3005.87, bearing even date with said deed, and payable to J. W. Taylor, or order, due in monthly installments of \$32.00 or more each, the first installment due on February 17, 1929, and one on the 17th of each succeeding month until February 17, 1937, when the balance then owing matured, bearing interest at 8% per annum, and fully described in said deed, recorded in Vol. 1089, page 32, Deed Records of Bexar County, Texas, hereto referred to for further description, and a vendor's lien was expressly retained in said deed to secure the payment of said note, and WHEREAS, said promissory note has been fully paid and discharged, both principal and interest, and at the time of its payment was the property of the undersigned: NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, J. W. Taylor of the County of Bexar and State of Texas, for and in consideration of the premises and of the full and final payment of said note, have remised, released, quitclaimed, discharged and acquitted and by these presents do remise, release, quitclaim, discharge and acquit unto the said Walter J. Lynn and wife, Inez J. Lynn, their heirs and assigns, the vendor's lien heretofore existing upon the land and premises aforesaid. Witness my hand at San Antonio this the 26th day of July, A. D., 1933.

J. W. Taylor

THE STATE OF TEXAS :
COUNTY OF BEXAR :

Before me, the undersigned authority, on this day personally appeared J. W. Taylor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this the 26th day of July, A. D., 1933.

SEAL

C. E. Caruthers
Notary Public, Bexar County, Texas.

Filed for record July 31, 1933 at 1:37 P. M.
Recorded August 7, 1933 at 4:45 P. M.
Geo. W. Huntress, Jr., Co. Clk. Bex. Co. Tex.
By Dillard Coy, Deputy.

~~~~~ D.B. ~~~~~  
M.W.

No. 14249

Maggie Kenney Caruthers, et al.

Warranty Deed

With Each Other

THE STATE OF TEXAS :  
COUNTY OF BEXAR :

WHEREAS, heretofore on to wit, June 26, 1933, in the matter of the Estate of Pat. Kenney, Sr., deceased, styled No. 18,694, Estate of Pat. Kenney, Sr., deceased, in the County Court of Bexar County, Texas, a final decree of partition and distribution was rendered on Monday, June 26, 1933 and entered in Journal 188, pages 362 to 366, probate minutes of said court. And WHEREAS, by the terms of said decree the real estate formerly belonging to said Pat. Kenney, Sr., deceased, was partitioned and distributed to the heirs of said Pat. Kenney, Sr., deceased, and by the terms of said decree, the distributees, Maggie Kenney Caruthers, the wife of Texas Caruthers, James A. Kenney, and Annie Kenney, jointly, were thereby vested with the title to tracts Nos. 5, 4, and 6, described as follows, to wit: Tract No. 5 to Maggie Kenney Caruthers, James A. Kenney and Annie Kenney jointly, being 75.08 acres of land, part of survey No. 136, Michael de Chaumes, in Bexar county, Texas, about two miles west of Somerset. Beginning at a stake in the north line of the Benton City road, set 1350 varas east of the southwest corner of the Kenney Tract. Thence east 297.10 varas, along said road, to a stake. Thence north 0° 15' west 1429.40 varas to a stake in the south line of the Briggs road. Thence south 89° west 297.10 varas, along the south side of said road, to a stake. Thence south 0° 15' east 1424.20 varas to the place of beginning. Also Tract No. 4 to Maggie Kenney Caruthers, James A. Kenney and Annie Kenney jointly, being 75.08 acres of land, part of

survey No. 136, Michael de Chaumes, in Bexar county, Texas, about two miles west of Somerset. Beginning at a stake in the north line of the Benton City road, set 1051.80 varas east of the southwest corner of the Kenney tract. Thence east 298.20 varas, along said road, to a stake. Thence north 0° 15' west 1424.20 varas to a stake in the south line of the Briggs road. Thence south 89° west 298.20 varas, along south side of said road, to a stake. Thence south 0° 15' east 1419 varas to the place of beginning. Also Tract No. 6 to Maggie Kenney Caruthers, James A. Kenney and Annie Kenney jointly, being 75.08 acres of land, consisting of 70.58 acres, part of survey No. 136, Michael de Chaumes, and 4.50 acres, part of survey No. 348, Clemente Bustillo, in Bexar county, Texas, about two miles west of Somerset. Beginning at a stake in the north line of the Benton City road, set 1647.10 varas east of the southwest corner of the Kenney tract. Thence east 302.10 varas, along said road, to an angle in same. Thence north 63° 45' east 50.60 varas, along said road, to its intersection with the Kenney road. Thence north 13° 15' west 421 varas, along the west line of the Kenney road, to an angle in same. Thence north 84° east 97 varas, along the north line of the Kenney road, to an angle in same. Thence north 13° 45' west 600 varas, along the west line of the Kenney road, to an angle in same. Thence north 7° 45' east 406 varas, along the west side of said road, to its intersection with the south line of the Briggs road. Thence south 89° west 265.10 varas, along the south line of said road, to a stake set 1647.10 varas from the northwest corner of the Kenney tract. Thence south 0° 15' east 1429.40 varas to the place of beginning. And WHEREAS, by virtue of said final decree of partition and distribution, the said Maggie Kenney Caruthers, James A. Kenney and Annie Kenney became and now are the joint owners of said three tracts of land above described, holding and owning the same in fee simple jointly and as tenants in common. And WHEREAS, Texas Caruthers, the husband of said Maggie Kenney Caruthers, has made certain cash advances and expended certain of his funds in the improvement and caring for the lands and premises above described. And WHEREAS, the said Maggie Kenney Caruthers, Texas Caruthers, her husband, James A. Kenney and Annie Kenney all reside upon, use and occupy the lands and premises above described. And WHEREAS, it is the desire and wish of the said Maggie Kenney Caruthers, her husband Texas Caruthers, James A. Kenney and Annie Kenney, jointly, to hold and own said lands and premises jointly as tenants in common during the lifetime of each, and that the survivor of said Maggie Kenney Caruthers, Texas Caruthers, James A. Kenney and Annie Kenney shall take, have, hold and own the absolute fee simple title to all of said lands and premises. NOW, THEREFORE, for the purposes of carrying out the agreement between the said Maggie Kenney Caruthers, Texas Caruthers, James A. Kenney, and Annie Kenney, and in consideration of the mutual love and affection which we have for and toward each other as brother and sisters, we do hereby agree and bind ourselves, jointly and severally, our heirs, executors and administrators, as follows: That for and in consideration of the premises above stated, we, the said Maggie Kenney Caruthers, Texas Caruthers, her husband, James A. Kenney and Annie Kenney an adult feme sole, have GRANTED, GIVEN and CONVEYED, and by these presents do hereby GRANT, GIVE and CONVEY unto the final survivor of said Maggie Kenney Caruthers, Texas Caruthers, James A. Kenney and Annie Kenney all of our and each of our right, title and interest in and to the following described lands and premises, to wit: Tract No. 5, being 75.08 acres of land, part of survey No. 136, Michael de Chaumes, in Bexar county, Texas, about two miles west of Somerset. Beginning at a stake in the north line of the Benton City road, set 1350 varas east of the southwest corner of the Kenney tract. Thence east 297.10 varas, along said road, to a stake. Thence north 0° 15' west 1429.40 varas to a stake in the south line of the Briggs road. Thence south 89° west 297.10 varas, along the south side of said road, to a stake. Thence south 0° 15' east 1424.20 varas to the place of beginning. Tract No. 4, being 75.08 acres of land, part of survey No. 136, Michael de Chaumes, in Bexar county, Texas, about two miles west of Somerset. Begin-

ning at a stake in the north line of the Benton City road, set 1051.80 varas east of the southwest corner of the Kenney tract. Thence east 298.20 varas, along said road, to a stake. Thence north  $0^{\circ} 15'$  west 1424.20 varas to a stake in the south line of the Briggs road. Thence south  $89^{\circ}$  west 298.20 varas, along south side of said road, to a stake. Thence south  $0^{\circ} 15'$  east 1419 varas to the place of beginning. Tract No. 6, being 75.08 acres of land, consisting of 70.58 acres, part of survey No. 136, Michael de Chaumes, and 4.50 acres, part of survey No. 348, Clemente Bustillo, in Bexar county, Texas, about two miles west of Somerset. Beginning at a stake in the north line of the Benton City road, set 1647.10 varas east of the southwest corner of the Kenney tract. Thence east 302.10 varas, along said road, to an angle in same. Thence north  $63^{\circ} 45'$  east 50.60 varas, along said road, to its intersection with the Kenney road. Thence north  $13^{\circ} 15'$  west 421 varas, along the west line of the Kenney road, to an angle in same. Thence north  $84^{\circ}$  east 97 varas, along the north line of the Kenney road, to an angle in same. Thence north  $13^{\circ} 45'$  west 600 varas, along the west line of the Kenney road, to an angle in same. Thence north  $7^{\circ} 45'$  east 406 varas, along the west side of said road, to its intersection with the south line of the Briggs road. Thence south  $89^{\circ}$  west 265.10 varas, along the south line of said road, to a stake set 1647.10 varas from the northwest corner of the Kenney tract. Thence south  $0^{\circ} 15'$  east 1429.40 varas to the place of beginning. TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the final survivor of the said Maggie Kenney Caruthers, Texas Caruthers, James A. Kenney and Annie Kenney, the said final survivor being the last one of said four persons living after the decease of the other three, his or her heirs and assigns, forever. And we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said final survivor, his or her heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof. But it is understood and agreed that each of the grantors herein, to wit: The said Maggie Kenney Caruthers, Texas Caruthers, James A. Kenney and Annie Kenney, do each reserve unto himself and herself the right to use, occupy and enjoy said premises, together with the income and fruits thereof, jointly with the other parties hereto, for and during the natural life of each of them. It is intended by these presents to grant, give and convey, subject to the life-estate herein retained, all and singular the lands and premises hereinabove described unto that one of the grantors herein, to wit, Maggie Kenney Caruthers, Texas Caruthers, James A. Kenney and Annie Kenney, who shall, by the grace of God, be the survivor of said four persons, to the end that such final survivor shall have, take, hold and own the absolute and fee simple title to such lands and premises after the respective deaths of the other grantors herein. Witness our hands at San Antonio, Texas, in triplicate, this the 31st day of July, A. D. 1933.

Maggie Kenney Caruthers  
Texas Caruthers  
James A. Kenney  
Annie Kenney.

THE STATE OF TEXAS :  
COUNTY OF BEXAR :

Before me, M. Witmer, a notary public within and for the said county of Bexar, on this day personally appeared Maggie Kenney Caruthers, and Texas Caruthers, the husband of Maggie Kenney Caruthers, known to me to be the persons whose names are subscribed to the foregoing instrument, and severally acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Maggie Kenney Caruthers, wife of the said Texas Caruthers, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Maggie Kenney Caruthers, acknowledged such instrument to be her act and deed, and declared to me that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office, at San Antonio, Texas, this the 31st day

of July, A. D. 1933

SEAL No. 4,329.

M. Witmer  
Notary Public, Bexar County, Texas.

THE STATE OF TEXAS :  
COUNTY OF BEXAR :

Before me, M. Witmer, a notary public within and for the said county of Bexar, on this day personally appeared James A. Kenney and Annie Kenney, an adult feme sole, known to me to be the persons whose names are subscribed to the foregoing instrument, and severally acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office at San Antonio, Texas, this the 31st day of July, A. D. 1933.

SEAL No. 4,329.

M. Witmer  
Notary Public, Bexar County, Texas.

Filed for record July 31, 1933 at 3:26 P. M.  
Recorded August 8, 1933 at 9:30 A. M.  
Geo. W. Huntress, Jr., Co.Clk.Bex.Co.Tex.  
By Dillard Coy, Deputy.

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O.B.
M.W.

No. 14308
J. T. Wilkes

Warranty Deed

Maud Wilkes

STATE OF TEXAS :
COUNTY OF BEXAR:

KNOW ALL MEN BY THESE PRESENTS: THAT I, J. T. Wilkes, of the County of Bexar and State of Texas, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by my beloved wife, Maud Wilkes, and of the further consideration of love and affection, and of the still further consideration that this conveyance is executed for the purpose of partially repaying to the said Maud Wilkes, the grantee herein, monies out of her separate property, funds and estate which I have heretofore borrowed of and from her, and of other good and valuable consideration, the receipt of all of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto the said Maud Wilkes of Bexar County, Texas, all of my right, title and interest of whatsoever kind and nature heretofore held, owned or claimed by me in the hereinafter described property, and particularly conveying whatever community interest, if any, I may have at any time heretofore held or owned or claimed in or to the same or any part thereof, said property hereby conveyed being as follows, to-wit: The West Ninety Two (92) Feet of Lots Thirty Eight (38) and Thirty Nine (39) in City Block Nine Hundred One (901) in the City, County and State aforesaid; and Lots Twenty Eight (28) and Twenty Nine (29) City Block One Hundred Forty Four (144) in the City, County and State aforesaid. TO HAVE AND TO HOLD the above described premises and improvements thereon, together with all and singular the rights, members and appurtenances thereunto in any wise belonging unto the said Maud Wilkes, as her separate property and estate and to her heirs and assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Maud Wilkes, her heirs and assigns, against every person who soever lawfully claiming or to claim the same or any part thereof. WITNESS MY HAND this the 15th day of July, A. D., 1933.

J. T. Wilkes

STATE OF TEXAS :
COUNTY OF BEXAR:

BEFORE ME, the undersigned authority, on this day personally appeared J. T. WILKES, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. GIVEN under my hand and seal of office on this the 15th day of July, A. D. 1933.

SEAL

A. W. Moore
Notary Public, Bexar County, Texas.

Filed for record August 1, 1933 at 3:27 P. M.
Recorded August 8, 1933 at 10:45 A. M.
Geo. W. Huntress, Jr., Co.Clk.Bex.Co.Tex.
By Dillard Coy, Deputy.

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