

7903223

General Warranty Deed

The State of Texas }
County of Montgomery } Know All Men By These Presents:

THAT We, H. E. Maddux and T. L. Maddux, d/b/a Maddux Homes Custom Builders, each of the County of Montgomery, State of Texas, hereinafter called Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to us in hand paid by Earl F. Williams and wife, Barbara Williams, each of the County of Montgomery, State of Texas, hereinafter called Grantees, the receipt of which is hereby acknowledged and confessed, and the further consideration of the sum of Seventy-three Thousand and No/100 (\$73,000.00) Dollars, to us in hand paid by First National Bank in Conroe, Conroe, Texas, at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and for evidence of such advancement the said Grantees herein have executed a note of even date herewith for the sum of Seventy-three Thousand and No/100 (\$73,000.00) Dollars, to First National Bank in Conroe, Conroe, Texas, hereinafter referred to as Beneficiary such note bearing interest and being due and payable as therein specified.

Said note being additionally secured by the Deed of Trust of even date herewith executed by the said Grantees herein to William F. Griffin, Trustee, for the benefit of First National Bank in Conroe, Conroe, Texas, or the holder thereof, reference is to which is here made for all purposes, and consideration of the payment of the sum above mentioned Grantors hereby Transfer, Set Over, Assigns and Convey unto the said Beneficiary the vendor's lien and superior title herein retained and reserved against the property and premises herein conveyed in the same manner and in the same extent as if said note had been executed in Grantors' favor and by Grantors assigned to the Beneficiary without recourse; and the execution and delivery to us by the said Earl F. Williams and wife, Barbara Williams, of one second lien vendor's lien note described as follows, to-wit:

One (1) second lien vendor's lien note in the principal sum of Four Thousand Seven Hundred Thirty-three and No/100 (\$4,733.00) Dollars, payable to the order of H. E. Maddux and T. L. Maddux, d/b/a Maddux Homes Custom Builders, or order, said note bearing interest and being due and payable as more fully set out therein, and said note contains the usual and customary acceleration and attorney's fees clause and recites that a Deed of Trust has this day been given to William F. Griffin, Trustee for the benefit of the holder thereof.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Earl F. Williams and wife, Barbara Williams, each of the County of Montgomery, State of Texas, all that certain tract or parcel of land lying and being situated in the County of Montgomery, State of Texas, and being more particularly described as follows, to-wit:

BEING 0.510 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas, and being a part of a 5.935 acre tract recorded in Vol. 238, Page 6-10 of the County Deed of Trust Records, said 0.510 acres being described as follows:

BEGINNING at an iron rod found marking the S.E. corner of above mentioned 5.935 acre tract, same being the S.E. corner of herein described tract of land;

THENCE S 83 degrees 32' 10" W., along the south line of 5.935 acres for a distance of 109.22 feet to an iron rod for corner;

THENCE N 03 degrees 02' W., for a distance of 53.76 feet to an iron rod for corner;

THENCE N 69 degrees 39' W., for a distance of 96.70 feet to an iron rod for corner in the east line of a 0.508 acre tract;

THENCE N 02 degrees 38' 55" W., along the east line of the said 0.508 acre tract for a distance of 172.72 feet to its N.E. corner, this being the most northerly corner of herein described tract;

THENCE S 37 degrees 18' 45" E., for a distance of 67.8 feet to an iron rod for corner;

THENCE S 53 degrees 23' E., for a distance of 100.0 feet to an iron rod for corner;

THENCE S 33 degrees 29' 30" E., for a distance of 160.66 feet to the POINT OF BEGINNING and containing 0.510 acres of land, together with all improvements thereon situated.

There is, however, excepted from this conveyance all of the oil, gas and other minerals, said oil, gas and other minerals having been retained by Grantors predecessors in title.

This conveyance is made subject to any and all restrictions and/or easements affecting the above described tract of land now of record in the Office of the County Clerk of Montgomery County, Texas.

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 Earl F. Williams and wife, Barbara Williams, their 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 Earl F. Williams and wife, Barbara Williams, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is expressly agreed and understood that a vendor's lien is retained against the said premises for the security and until the full payment of the above described note in the sum of \$73,000.00, plus accrued interest as therein provided, when and whereupon this deed shall become absolute.

It is expressly agreed and understood that a second lien vendor's lien is retained against the said premises for the security and until the full payment of the above described note in the sum of \$4,733.00, plus accrued interest as therein provided, when and whereupon this deed shall become absolute.

WITNESS OUR HANDS this the 18th day of January, A.D., 1979.

H. E. Maddux
H. E. Maddux
d/b/a Maddux Homes Custom Builders

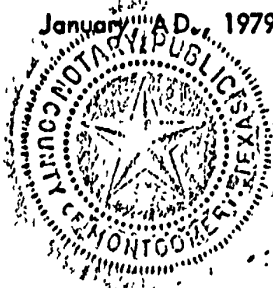
T. L. Maddux
T. L. Maddux
d/b/a Maddux Homes Custom Builders

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared H. E. Maddux, 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 18th day of

January, A.D., 1979.



Roberta H. Hodges
Notary Public in and for
Montgomery County, Texas

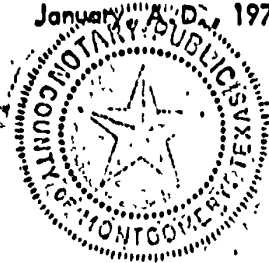
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THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public in and for said County and State,
on this day personally appeared T. L. Maddux, 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 18th day of

January, A.D. 1979.



Roberta H. Hodges
Notary Public in and for
Montgomery County, Texas

FILED FOR RECORD
AT 10:40 O'CLOCK A.M.

JAN 24 1979

By & Attest, Clerk
County Clerk, Montgomery Co. 1.
Joan Korman Sec.