

## WARRANTY DEED WITH VENDOR'S LIEN

704-00-1880

Date: May 3, 2000

Grantor: RANDY SMITH, Trustee

Grantor's Mailing Address:  
(including county)

Grantee: RUTH A. HUGHES , a married person

Grantee's Mailing Address: 1907 Woerner  
(including county) Houston, Montgomery County, TX 77090

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of Eighty One Thousand and no/100 DOLLARS (\$81,000.00) executed by Grantee payable to the order of SAN ANTONIO FEDERAL CREDIT UNION . The note is secured by a vendor's lien retained in favor of SAN ANTONIO FEDERAL CREDIT UNION in this deed and by a deed of trust of even date from Grantee to CHRISTINE JACOBS, Trustee.

Property (including any improvements):

Res "A" of TRES, a subdivision of 63.611 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas, a plat of which was recorded in Plat Cabinet G, as Sheet 39A, of the Map Records of Montgomery County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

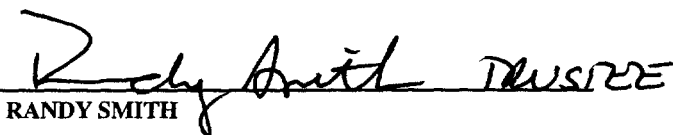
This conveyance is made subject to any easements, conditions, mandatory homeowners assessments, and/or restrictions of record affecting the title to the hereinbefore described property; including but not limited to an undivided 1/16th royalty interest in all of the oil, gas and other minerals recorded in Volume 232, Page 196 of the Deed Records of Montgomery County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

SAN ANTONIO FEDERAL CREDIT UNION , at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described above. The vendor's lien and superior title to the property are retained for the benefit of SAN ANTONIO FEDERAL CREDIT UNION and are transferred to that party.

When the context requires, singular nouns and pronouns include the plural.

  
RANDY SMITH

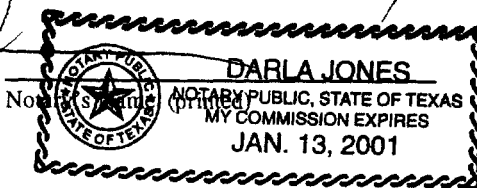
704-00-1881

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

(Acknowledgment)

This instrument was acknowledged before me on the 9 day of May, 2000,  
by RANDY SMITH, ~~Trustee~~

Notary Public, State of Texas



Notary's commission expires

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2000,  
by .

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2000,  
by .

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2000,  
by .

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

(Corporate Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2000,  
by  
of  
a , on behalf of said .

Notary Public, State of Texas

Notary's Name (printed)

Notary's commission expires

AFTER RECORDING RETURN TO:

RUTH A. HUGHES  
1907 Woerner  
Houston TX 77090

PREPARED IN THE LAW OFFICE OF:

MORTON W. BAIRD II  
1777 N E Loop 410, Suite 707  
San Antonio, Texas 78217  
(210) 828-5844

704-00-1882

FOR RECORD

00 MAY 10 AM 11:37

MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS

                     DEPUTY

STATE OF TEXAS  
COUNTY OF MONTGOMERY  
I hereby certify that this instrument was filed in  
File Number Sequence on the date and at the time  
stamped herein by me and was duly RECORDED in  
the official Public Records of Real Property of  
Montgomery County, Texas

MAY 10 2000



*Mark Turnbull*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS