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Revised 10-85.

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## WARRANTY DEED WITH VENDOR'S LIEN

Z-2020-10700212

Date: September 23, 1988

Grantor: ALAMO FUNERAL HOME, INC., a Texas corporation, by and through  
its President, TOMMY GUY CUDE

Grantor's Mailing Address (including county): 211 Brooklyn  
San Antonio, Bexar County, Texas 78215

Grantee: MISSION ALAMO, INC., a Texas corporation, by and through  
its President, ROBERT D. TIPS

Grantee's Mailing Address (including county): Post Office Box 21000  
San Antonio, Bexar County, Texas 78201

Consideration: TEN DOLLARS (\$10.00) and other valuable consideration and a note of even date that is in the principal amount of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00), and is executed by Grantee payable to the order of PROVIDENT SERVICES, INC., a Delaware corporation. The note is secured by a vendor's lien retained in favor of PROVIDENT SERVICES, INC. in this deed and by a deed of trust of even date from Grantee to HENRY M. NELLY, JR., TRUSTEE.

09-26-88 0313796 0283143 \$13.00 S 01 079

Property (including any improvements): A 0.664 Acre (28,928.99 sq. ft.) tract of land out of Lots A-9, A-10, A-11, and A-12, Block 6, N.C.B. 442, and a 0.994 Acre (43,315.22 sq. ft.) of land out of Lots A-1, A-2, A-5, A-6, and A-7, Block 6, N.C.B. 442, San Antonio, Bexar County, Texas, said tracts being more particularly described at Exhibits "A" and "B", attached hereto.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to all matters found filed of record in the Office of the County Clerk of Bexar 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 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.

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

PROVIDENT SERVICES, INC., 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. The vendor's lien and superior title to the property are retained for the benefit of PROVIDENT SERVICES, INC. and are transferred to that party without recourse on Grantor.

ALAMO FUNERAL HOME, INC.,  
a Texas corporation

By: Tommy Guy Cude  
TOMMY GUY CUDE  
Its President

(Acknowledgment)

STATE OF TEXAS  
COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's name (printed):

Notary's commission expires:

(Corporate Acknowledgment)

STATE OF TEXAS  
COUNTY OF BEXAR

This instrument was acknowledged before me on the 23rd day of September, 1988,  
by TOMMY GUY CUDE President  
of ALAMO FUNERAL HOME, INC.,  
a Texas corporation, on behalf of said corporation.

Bonnie L. Haumann  
Notary Public, State of Texas  
Notary's name (printed): Bonnie L. Haumann

Notary's commission expires: 12-21-89



AFTER RECORDING RETURN TO:

MISSION ALAMO, INC.  
Attention: Mr. Robert D. Tips  
Post Office Box 21000  
San Antonio, Texas 78201

PREPARED IN THE LAW OFFICE OF:

Richard H. Klitch, Jr.,  
a Professional Corporation  
8918 Tesoro Drive  
Suite 500A  
San Antonio, Texas 78217  
(512) 826-3001.

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# Somerville-Gonzales & Associates, Inc.

12103 Jones Maltberger

San Antonio, Texas 78247

Mailing Address: P.O. Box 701208 Zip: 78270-1208

(512) 496-6066

Metes and bounds description of a 0.664 acre (28,928.99 sq. ft.) tract of land out of Lots A-9, A-10, A-11, and A-12, Block 6, N.C.B. 442, San Antonio, Bexar County, Texas:

**BEGINNING:** At a nail and shiner found at the intersection of Avenue E and Sixth Street, said nail and shiner being the most southerly corner of the herein described tract;

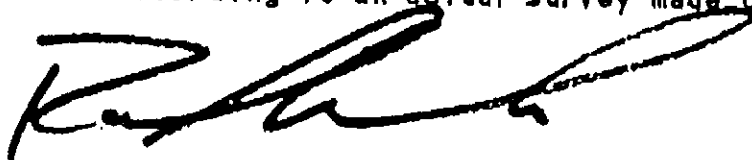
**THENCE:** N 48 deg 17 min 27 sec W, 202.50 feet, along the southwest boundary of the herein described tract and along Sixth Street to a found tack set in lead, said lead and tack being the most westerly corner of the herein described tract;

**THENCE:** N 41 deg 40 min 53 sec E, 142.81 feet, along the northwest boundary of the herein described tract to a found nail, said nail being the most northerly corner of the herein described tract;

**THENCE:** S 48 deg 22 min 11 sec E, 202.25 feet, along the northeast boundary of the herein described tract and along a 20 foot alley to a found nail and shiner, said nail and shiner being the most westerly corner of the herein described tract;

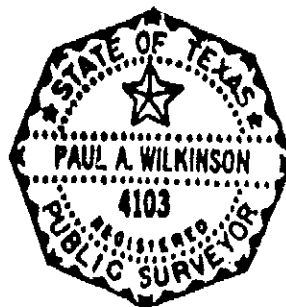
**THENCE:** S 41 deg 34 min 48 sec W, 143.09 feet, along the southeast boundary of the herein described tract and along Avenue E to the point of beginning and containing 0.664 acres (28,928.99 sq. ft.) more or less.

I hereby certify that the above metes and bounds are true and correct according to an actual survey made on the ground.



Paul A. Wilkinson, R.P.S. No. 4103  
August 31, 1988  
Job No. 88-007-029

EXHIBIT "A"



# Somerville-Gonzales & Associates, Inc.

12103 Jones Maltzberger

San Antonio, Texas 78247

Mailing Address: P.O. Box 701208 Zip: 78270-1208

(512) 496-6066

Metes and bounds description of 0.994 acres (43,315.22 sq. ft.) of land out of Lots A-1, A-2, A-5, A-6, and A-7, Block 6, N.C.B. 442, San Antonio, Bexar County, Texas:

**BEGINNING:** At an Iron pin found at the intersection of a 20 foot alley and North Alamo Street, said pin being the most westerly corner of the herein described tract;

**THENCE:** N 41 deg 38 min 58 sec E, 162.34 feet, along the northwest boundary of the herein described tract and along North Alamo Street to the most northerly corner of the herein described tract;

**THENCE:** S 48 deg 21 min 02 sec E, 203.25 feet, along a portion of the northeast boundary of the herein described tract and along Brooklyn Ave to a tack set in lead;

**THENCE:** S 41 deg 44 min 20 sec W, 67.31 feet; S 48 deg 15 min 40 sec E, 16.02 feet; N 41 deg 49 min 20 sec E, 7.50 feet; and S 48 deg 15 min 40 sec E, 84.70 feet; to a nail and shiner, said nail and shiner being the most easterly corner of the herein described tract;

**THENCE:** S 41 deg 34 min 48 sec W, 103.21 feet, along the southeast boundary of the herein described tract and along Avenue E to the point of beginning and containing 0.994 acres (43,315.22 sq. ft.) of land more or less.

I hereby certify that the above metes and bounds are true and correct according to an actual survey made on the ground.



Paul A. Wilkinson, R.P.S. No. 4103  
August 31, 1988  
Job No. 88-007-029

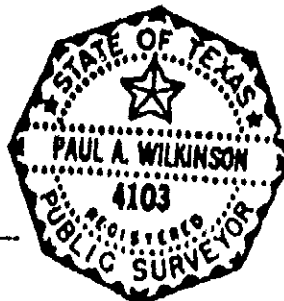


EXHIBIT "A"

EXHIBIT "B"

NONE

My provision herein which prohibits the sale, rental or use of the described real property because of color of race is invalid and unenforceable under Federal Law.  
THE STATE OF TEXAS )  
COUNTY OF BEXAR )  
I, Robert D. Green, Clerk of said County, do hereby certify that this instrument was filed in File Number Sequence on the date and at the time stated herein by me, and was duly recorded, in the Official Public Records of said County, Texas on

SEP 26 1988



*Robert D. Green*  
COUNTY CLERK BEXAR COUNTY, TEXAS

1988 SEP 23 P 4:46

FILED IN OFFICE  
ROBERT D. GREEN  
COUNTY CLERK BEXAR CO.