

381958-Bexar County-80

General Warranty Deed

Date: January 15, 2003
Grantor: M.B. Taylor Properties, LTD.
Grantee: Mary Taylor and Jessie Taylor

Doc# 20030031839

Grantee's Mailing Address:

Mary B. Taylor
PO BOX 100686
San Antonio, Texas 78201
Bexar County

Z2018156

Consideration:

Cash and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted.

Property (including any improvements):

See Attached Exhibit "A"

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2002, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Mary B. Taylor
For M.B. Taylor Properties, LTD.
Mary Taylor

STATE OF Texas
COUNTY OF Tarrant

This instrument was acknowledged before me on January 15, 2003, by Mary Taylor of M.B. Taylor Properties, LTD.

[Signature]
Notary Public, State of Texas



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EXHIBIT "A"

A 0.863 acres of land, more or less, out of Lot 13, New City Block 35733, Traylor Resubdivision, Bexar County, Texas, according to plat recorded in Volume 980, Page 238, Deed and Plat Records of Bexar County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part hereof.

NOTE: The Company does not represent that any acreage or square footage calculations in the above description or in any exhibit attached hereto are correct.

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Doc# 20030031639
Pages 2
02/11/2003 10:15:15 AM
Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees \$11.00

Any provision which purports to exempt or waive or waive of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

FEB 11 2003



Gerry Rickhoff
COUNTY CLERK BEXAR COUNTY TEXAS