

SCANNED



After Recording Return To:  
GEORGE H GRAY JR and AMY R BRIGGS  
19635 TRUMBO RD  
SAN ANTONIO, TEXAS 78264

Loan No. 446150537893

### TEXAS GENERAL WARRANTY DEED

With Vendor's Lien

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Effective Date: *D<sub>2</sub>* May 26, 2015

Grantor (whether one or more): *D<sub>2</sub> Davey* DAVEY J. ALLEN AND CLYDE R. ALLEN JR.

Grantee (whether one or more): GEORGE H GRAY JR AND AMY R BRIGGS, COMMUNITY PROPERTY

Grantee's Mailing Address: 19635 TRUMBO RD  
SAN ANTONIO, TEXAS 78264

**Consideration:**

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of **TWO HUNDRED FIFTY-SIX THOUSAND AND NO/100 Dollars (\$256,000.00)** (the "Note"), executed by the Grantee and payable to the order of **EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION** (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to **Scott Everett**, Trustee for the benefit of the Lender.

**Property (including improvements):**

That certain property located in **BEXAR** County, Texas to-wit: **SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**..

**Reservations from Conveyance:** The first and superior vendor's lien and superior title to secure payment of the Note.

**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 to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay and subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee 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 wise belonging, To Have and To Hold unto Grantee, and Grantee's successors and assigns, forever. Grantor, and Grantor's successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.



Executed to be effective as of the Effective Date.

Davey  
DAVEY S. ALLEN Date  
*Davey*  
*DS*

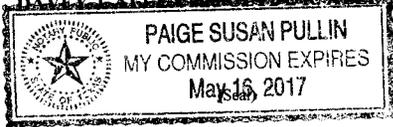
Clyde R. Allen Jr. Date  
*Clyde R. Allen Jr.*

**Acknowledgements**

*Individual*

STATE OF TEXAS  
COUNTY OF Wilson

This instrument was acknowledged before me on May 27, 2015, by  
DAVEY S. ALLEN and CLYDE R. ALLEN JR.



Paige Susan Pullin  
Notary Public  
Printed Name:

*Individual*

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

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

*Corporate/Partnership*

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

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_ of \_\_\_\_\_, on its behalf.

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_

*Attorney-in-Fact*

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

This instrument was acknowledged before me on \_\_\_\_\_, attorney-in-fact on behalf of \_\_\_\_\_, by \_\_\_\_\_

(Seal)

Notary Public  
Printed Name: \_\_\_\_\_



# EXHIBIT "A"

## METES & BOUNDS DESCRIPTION

OF A 15.32 (CALLED 15.511) ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE DIONISIO MARTINEZ SURVEY NO. 1, ABSTRACT NO. 9, BEXAR COUNTY, TEXAS, BEING TRACT 5-B, A TRACT OR PARCEL OF LAND OUT OF THAT CERTAIN CALLED TRACT 5 ON PLAT ATTACHED TO DEED OF PARTITION RECORDED IN VOLUME 1002, PAGES 102-106, DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO DORIS ANN ASHLEY ALLEN, TRUSTEE RECORDED IN VOLUME 16089, PAGE 2119, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a set ½" iron rod in the westerly R.O.W. line of Trumbo Road (a 50' Public R.O.W.) for the northeast corner of the herein described tract, the southeast corner of a called 15.498 acre tract (15.41 Acres this day surveyed) as conveyed to Doris Ann Ashley Allen in Vol. 16089, Pg. 2121, Real Property Records of Bexar County, Texas;

**THENCE** along and with said R.O.W., South 25°13'00" West, a distance of 388.33 feet to a point of reference located North 25°13'00" East, a distance of 248.25 feet from a found ½" iron rod marking the common east corner of a call 10.00 acre tract as conveyed to John E. Ontieveros and Josie N. Ontieveros in Vol. 7827, Pg. 1715, Real Property Records of Bexar County, Texas and a called 13.94 acre tract as conveyed to Jesse Bello and Marina Bello in Vol. 9924, Pg. 2207, Real Property Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said Bello Tract, generally along a fence, North 65°20'00" West, at a distance of 1730.97 feet to a found ½" iron rod with cap marked Pollok & Sons, (called North 65°30'00" West, a distance of 1740.56 feet) for the southwest corner of the herein described tract, the northwest corner of said Bello Tract, a point in the easterly boundary line of the remaining portion of a called 85.514 acre tract (Tract 1) as conveyed to Leonor Galvan in Vol. 2774, Pg. 777, Real Property Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said Galvan Tract, North 25°13'00" East, a distance of 383.27 feet (called North 25°13'00" East, a distance of 388.33 feet) to a set ½" iron rod for the northwest corner of the herein described tract, the southwest corner of said Allen Tract;

**THENCE** along and with the common boundary of the herein described tract and said Allen Tract, South 65°30'00" East, a distance of 1729.56 feet (called South 65°30'00" East, a distance of 1739.17 feet) to the **POINT OF BEGINNING** and containing 15.32 acres, more or less.

# EXHIBIT "B"

## METES & BOUNDS DESCRIPTION

OF A 15.41 (CALLED 15.498) ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE DIONISIO MARTINEZ SURVEY NO. 1, ABSTRACT NO. 9, BEXAR COUNTY, TEXAS, BEING TRACT 5, A TRACT OR PARCEL OF LAND OUT OF THAT CERTAIN CALLED TRACT 5 ON PLAT ATTACHED TO DEED OF PARTITION RECORDED IN VOLUME 1002, PAGES 102-106, DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO DORIS ANN ASHLEY ALLEN, TRUSTEE RECORDED IN VOLUME 16089, PAGE 2121, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a set ½" iron rod in the westerly R.O.W. line of Trumbo Road (a 50' Public R.O.W.) for the southeast corner of the herein described tract, the northeast corner of a called 15.511 acre tract (15.32 Acres this day surveyed) as conveyed to Doris Ann Ashley Allen in Vol. 16089, Pg. 2119, Real Property Records of Bexar County, Texas;

**THENCE** leaving said R.O.W., along and with the northerly boundary line of said Allen Tract, North 65°20'00" West, a distance of 1729.56 feet to a set ½" iron rod for the southwest corner of the herein described tract, the northwest corner of said Allen Tract, a point in the easterly boundary line of the remaining portion of a called 85.514 acre tract (Tract 1) as conveyed to Leonor Galvan in Vol. 2774, Pg. 777, Real Property Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said Galvan Tract, North 25°13'00" East, a distance of 388.33 feet to a set ½" iron rod for the northwest corner of the herein described tract, the southwest corner of the remaining portion of a called 26.807 acre tract as conveyed to Antonio Rodriguez in Vol. 5775, Pg. 247, Real Property Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said Rodriguez Tract, South 65°30'00" East, a distance of 1728.09 feet to a point of reference for the northeast corner of the herein described tract, the southeast corner of said Rodriguez Tract, a point in the westerly R.O.W. line of said Trumbo Road;

**THENCE** along and with said R.O.W., South 25°13'00" West, a distance of 388.33 feet to the **POINT OF BEGINNING** and containing 15.41 acres, more or less.

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Any provision herein which restricts the sale, or use 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 this 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:

JUN 02 2015

Doc# 20150097520 Fees: \$38.00  
06/02/2015 1:30PM # Pages 4  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK



*Gerard Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS