

Z2018267

**NOTICE**

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.  
To select the proper form, fill in blank spaces, strike out form provisions or  
insert special terms constitutes the practice of law. No "standard form" can  
meet all requirements.

**WARRANTY DEED**  
(LONG FORM)

580222

THE STATE OF TEXAS

COUNTY OF BEXAR

} KNOW ALL MEN BY THESE PRESENTS:

That I, ALIENE J. RANDOL, Individually and as Independent Executrix of the Estate of  
ERNEST A. RANDOL, Deceased,

of the County of Bexar and State of Texas for and in  
consideration of the sum of <sup>cash</sup> TEN AND NO/100-----  
-----(\$10.00)-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which  
is hereby acknowledged.

/

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

JAMES R. COLBORN

of the County of Bexar and State of Texas, all of  
the following described real property in Bexar County, Texas, to-wit:

That certain property located in Bexar County, Texas, and being more particularly  
described in Exhibit "A", which is attached hereto and incorporated herein for all  
purposes.

701 2834 PAGE 1 334

Z2018267

This conveyance is made and accepted subject to the following:

- a. Rights of parties in possession.
- b. Flood control channel easement as set out in instruments recorded in Volume 4523, Page 374, and Volume 4601, Page 91, Deed Records of Bexar County, Texas; as to Lot 24.
- c. 25-foot building setback line as shown on plat recorded in Volume 6600, Page 59, Deed and Plat Records of Bexar County, Texas; as to Lots 23 and 24.

This conveyance is made and accepted subject to conditions and restrictions appearing of record in Volume 105, Pg. 286, as to all Lots; Vol. 525, Pg. 606; Vol. 683, Pg. 337, with reversionary clause; and Vol. 1641, Pg. 47, as to all Lots; and Vol. 547, Pg. 338, with reversionary clause; all in the Deed Records of Bexar County, Texas.

VOL 2834 PAGE 335

Z2018267

A portion of Lots 6 and 7, and all of Lot 12, Block 9, New City Block 3935, LOS ANGELES HEIGHTS ADDITION, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105, Pages 284-286, Deed and Plat Records of Bexar County, Texas. Said portion of Lots 6 and 7 being more particularly described as follows:

BEING a triangular parcel of land containing 4.320 square feet more or less, out of a tract known as Part of Lots 6 and 7, Block 8, NCB 3935, situated entirely within the corporate limits of the City of San Antonio, Bexar County, Texas; said parcel being more specifically described as follows:

BEGINNING at the northeast corner of Lot 7; said point lying S 89° 47' 52" W, 210.0' from the southwest intersection of Ridgewood Ct. and Jerry St. as measured along the south R.O.W. line of Ridgewood Ct.;

THENCE S 7° 7' 49" E, along the common boundary line between Lots 7 and 8, a distance of 120.0' to the southeast corner of said Lot 7; said corner being on the north R.O.W. line of an alley;

THENCE along said R.O.W. line, S 89° 47' 52" W, a distance of 72.0' to a point on the south line of Lot 6;

THENCE N 30° 48' 51" E, crossing Lots 6 and 7, a distance of 140.01' to the POINT OF BEGINNING;

in the City of San Antonio, Bexar County, Texas, together with all improvements thereon.

VOL 2834 PAGE 1336

EXHIBIT A

Z2018267

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 grantee . his heirs and assigns forever; and I do hereby bind myself my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee . his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 2nd day of May , A. D. 1983.

*Aliene J. Randol*  
ALIENE J. RANDOL, Individually and as  
Independent Executrix of the Estate of  
ERNEST A. RANDOL, Deceased

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF BEXAR }

Before me, the undersigned authority, on this day personally appeared ALIENE J. RANDOL, Individually and as Independent Executrix of the Estate of ERNEST A. RANDOL, Deceased

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 13 day of May, A. D. 1983.

*Joseph A. Soane*  
Notary Public in and for \_\_\_\_\_ County, Texas.  
My commission expires 3-31 1985  
JOSEPH A. SOANE  
(Printed or stamped name of notary)

VOL 2834 PAGE 1397

22018267

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

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known to me to be the person whose name 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 on this the day of . A.D. 19

Notary Public in and for County, Texas.

My commission expires, 19.

(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

known to me to be the person whose name 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 on this the day of . A.D. 19

Notary Public in and for County, Texas.

My commission expires, 19.

(Printed or stamped name of notary)



WARRANTY DEED  
(Long Form)

ALIENE J. RANDOL, Individually and  
as Independent Executrix of the  
Estate of ERNEST A. RANDOL, Deceased,

TO

JAMES R. COLBORN

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

1983 MAY 17 PM 1:13

PREPARED IN THE LAW OFFICE OF:

DIBRELL, DOTSON, DIBRELL & DIBRELL  
515 Buaby  
San Antonio, Texas 78209  
512/824-3228

PLEASE RETURN TO:

James R. Colborn  
1207 W. Hildebrand  
San Antonio, Texas 78201

\$11.00

(Corporate Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of

a corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the day of . A.D. 19

Notary Public in and for County, Texas.

My commission expires, 19.

(Printed or stamped name of notary)

19L 2034 PAGE 1 338

Z2018267

**WARRANTY DEED**

99- 0038366

**Date:** February 26, 1999

**Grantor:** NERY UNDERWOOD, also known as NERY H. UNDERWOOD

**Grantor's Mailing Address (Including county):**

**Grantee:** JAMES R. COLBORN

**Grantee's Mailing Address (Including county):**

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration.

**Property (Including any improvements):**

Lot 8 and 9, Block 8, New City Block 3935, LOS ANGELES HEIGHTS ADDITION, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 284-285, Deed and Plat Records of Bexar County, Texas.

**Reservations From and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, 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 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,

VOL 7858 PG 1123

Z2018267

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.

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

*Nery H. Underwood*  
\_\_\_\_\_  
NERY UNDERWOOD, also known as NERY  
H. UNDERWOOD

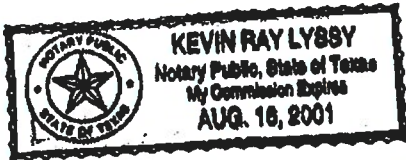
**ACKNOWLEDGMENT**

**STATE OF TEXAS**

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§  
§

**COUNTY OF BEXAR**

This instrument was acknowledged before me on February 26<sup>th</sup>, 1999, by  
NERY UNDERWOOD, also known as NERY H. UNDERWOOD.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

David L. Ricker  
114 W. Glenview, #205  
San Antonio, Texas 78228

AFTER RECORDING RETURN TO:

James R. Colborn

VOL 7858 PG 1124

Z2018267

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 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:

MAR 03 1999



*Gerry Rickhoff*  
COUNTY CLERK BEXAR COUNTY, TEXAS

Filed for Record in:  
BEXAR COUNTY, TX  
GERRY RICKHOFF, COUNTY CLERK

On Mar 01 1999

At 1:55pm

Receipt #: 206160  
Recording: 5.00  
Doc/Mgt: 6.00

Doc/Num : 99- 0038366

Deputy -Deborah Greiner

VOL 7858 PG 125