

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS : 28807
 : KNOW ALL PERSONS BY THESE PRESENTS:
 COUNTY OF MEDINA :

That MEDINA RIVER WEST, a Texas joint venture ("Grantor"),

for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantor herein named, the receipt of which is hereby acknowledged, and for the further consideration of the execution and delivery by Grantor of his one certain promissory note of even date herewith in the principal amount of (\$ 22910.00)

or TWELVE THOUSAND NINE HUNDRED TEN, & 0/100 ***** DOLLARS, payable to the order of Grantor as therein provided and bearing interest at the rates therein specified and containing the usual clause providing for acceleration of maturity in event of default and for attorney's fees, and being secured by a first and superior vendor's lien and superior title herein and hereby expressly retained and reserved upon the Property herein conveyed, and being additionally secured by a deed of trust thereon of even date herewith to G. Bryan Stuckey, Jr., Trustee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto ALBERT ALLEN JR. & DIANE M ALLEN (herein called "Grantee," whether one or more), of BEXAR County, Texas, all of the following-described real property in MEDINA County, Texas, together with all improvements located thereon, to wit:

Lot 14, Block H, MEDINA RIVER WEST PHASE II, a subdivision in MEDINA County, Texas, according to the map or plat thereof recorded in Book 7, Pages 37-41, Plat Records of MEDINA County, Texas (the "Property");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND

FOREVER DEFEND all and singular the Property unto Grantee, his heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof

But it is expressly agreed that a first and superior vendor's lien, as well as the superior title in and to the Property, is retained against the Property until the above-described note, together with all interest and other sums to accrue or to become payable thereon, are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute

Current ad valorem taxes on the Property having been pre-paid, the payment thereof is assumed by Grantee.

This conveyance is made and accepted subject to (a) all easements, restrictions, agreements, covenants and reservations of record in MEDINA County, Texas, including, but not limited to, those certain Deed Restrictions recorded in Volume 34, Page 275-279, Deed Records of MEDINA County, Texas; and (b) those covenants, interests, mineral interests, and other interests in oil, gas, other minerals, whether participating or non-participating, term or perpetual, which have heretofore been conveyed to or reserved by others and are of record in MEDINA County, Texas. This lot is sold as a single family residence. It may not be replatted for any other purpose without prior written consent of Medina River West Joint Venture.

EXECUTED to be effective for all purposes this 1st day of

AUGUST, 1987.

GRANTOR:

MEDINA RIVER WEST,
a Texas joint venture

FILED IN MY OFFICE
ANNA VAN DE WALLE

87 OCT 28

AM -1030

COUNTY CLERK, MEDINA CO.

By:

Red D. Mohr
Red D. Mohr, Venturer

THE STATE OF TEXAS

1

COUNTY OF MEDINA

1

THIS instrument was acknowledged before me on AUGUST 1, 1987, by Red D. Mohr, venturer of MEDINA RIVER WEST, a Texas joint venture, on behalf of said joint venture.

Notary Public
NOTARY PUBLIC, State of Texas

Print Name: Peter J. Schmitt
My Commission Expires:
October 9, 1989

any person who records this instrument, shall be liable to the extent of the amount of the recording fee, in the event of any error or omission made herein, under the laws of the State of Texas.

COUNTY OF MEDINA
I hereby certify that this instrument was FILED in the public records of the County of Medina, Texas, on the 28th day of October, 1987, at 10:30 AM, and was recorded in the Deed Records of Medina County, Texas.

NOV 2 1987

Anna Van de Walle
COUNTY CLERK
MEDINA COUNTY, TEXAS



After Recording Return To:

ALBERT ALLIN JR.
2728 WHEATFIELD
SAN ANTONIO TX 78220