

SMITH, MARTIN S. HENDERSON
DEAN HENDERSON, CLERK OF J. HOWARD TOWNE
COUNTY CLERK
WALKER COUNTY, TEXAS

RETURN TO: Walker County
Title Company, GF No. 8603113

GENERAL WARRANTY DEED

02202

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WALKER §

That we, OLEN GUY CHANDLER, JR., of Walker County, Texas, and WILLIAM J. BLYTHE, JR., of Harris County, Texas (hereinafter called "Grantors", whether one or more), in consideration of the sum of Ten & No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by IRA E. CORNSTUBBLE and wife, MARTHA L. CORNSTUBBLE, whose mailing address is P. O. Box 6499, Huntsville, Texas 77340 (hereinafter called "Grantees", whether one or more), the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees of their two certain promissory notes of even date herewith each in the principal amount of FIFTEEN THOUSAND and No/100 (\$15,000.00) Dollars, bearing interest and being payable as therein set out, one payable to the order of each Grantor, which notes are payable in 180 monthly installments of \$90.08 each, including interest, the first installment being due and payable on the 17th day of May, 1986, and a like installment being due and payable on the same day of each month thereafter until said notes and all interest thereon are fully paid off and discharged, which notes contain the usual accelerated maturity, reasonable attorneys fees and default provisions, and in addition to the vendor's lien retained herein securing its payment, Grantees have executed a Deed of Trust of even date herewith to Lloyd C. Martin, Trustee, for the use and benefit of Grantors or other holder of said notes, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the Grantees, all that certain property situated in Walker County, Texas, and described as follows:

BEING Lots Seventeen (17) and Eighteen (18) of ACORN HILL SUBDIVISION NO. I, a subdivision situated in the JAMES DEAN SURVEY, A-159, Walker County, Texas, according to the map or plat of record in Volume 1, Page 109, Plat Records of Walker County, Texas.

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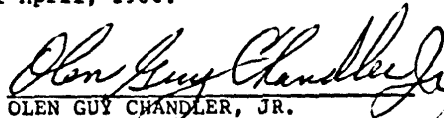
There is hereby excepted from this conveyance and reserved in favor of the Grantors, their heirs and assigns, all oil, gas and other minerals in, on, under and that may be produced from the above described property. Provided, however, this reservation shall not include lignite, coal, or any other mineral that may be removed by surface or open pit mining methods.

This conveyance is made subject to all restrictions, easements, conditions, covenants and conveyances or exceptions of minerals or royalty, if any, of record in the Office of the County Clerk of Walker County, Texas, applicable to and enforceable against the above described property.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, hereditaments and appurtenances there unto belonging unto the Grantees, their heirs and assigns, forever. And Grantors do hereby bind themselves, their heirs, executors and administrators to Warrant and Forever Defend the title to said property unto the Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Notes and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 7th day of April, 1986.


OLEN GUY CHANDLER, JR.


WILLIAM J. BLYTHE, JR.

THE STATE OF TEXAS §
 §
COUNTY OF WALKER §

BEFORE ME, the undersigned authority on this day personally appeared OLEN GUY CHANDLER, JR., 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of April, 1985.



Hurlene Savage
Notary Public State of Texas
Commission Expires 9-30-89

Hurlene Savage
NOTARY PUBLIC in and for
The State of Texas.

THE STATE OF TEXAS §
 §
COUNTY OF WALKER §

BEFORE ME, the undersigned authority on this day personally appeared WILLIAM J. BLYTHE, JR., 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of April, 1985.



Hurlene Savage
Notary Public State of Texas
Commission Expires 9-30-89

Hurlene Savage
NOTARY PUBLIC in and for
The State of Texas.

FILED FOR RECORD
JAMES PATTON
COUNTY CLERK
'86 APR 8 PM 4 32
WALKER COUNTY, TEXAS
BY *James Patton*
DEPUTY

THE STATE OF TEXAS
COUNTY OF WALKER
I, James D. Patton, County Clerk in and for Walker County, Texas do hereby certify that this instrument was filed for record in the volume and page of the named record and at the time and date as stamped herein by me.



JAMES D. PATTON, CLERK
WALKER COUNTY, TEXAS

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RECORDED

APR 14 1986