

ORT GF# 38049NC ML

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.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: September 27, 2019 TO BE MADE EFFECTIVE ON 9/30/19

Grantor: KRISTINA LYNN TODD, an unmarried person

Grantor's Mailing Address: 2193 Country Rd. 302 Floresville, TX

Grantee: PERCY GENALL EDWARDS, an unmarried man

78114

Grantee's Mailing Address, and after Recording, Return to:

9411 Bricewood Post, San Antonio, TX 78254

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of ACADEMY MORTGAGE CORPORATION in the principal amount of \$240,850.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of ACADEMY MORTGAGE CORPORATION and by a first-lien deed of trust of even date from Grantee to Allan B. Polunsky, trustee.

Property (including any improvements):

Lot 32, Block 1 of BRICEWOOD SUBDIVISION UNIT 1, a subdivision in Bexar County, Texas according to the plat recorded in Volume 9684, Page 157-159 and Replatted in Volume 9714, Pages 64-66 of the Deed and Plat Records of Bexar County, Texas

Reservations from Conveyance: None

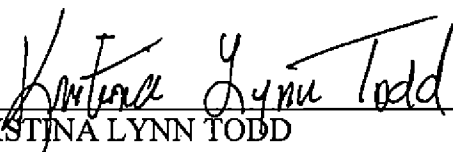
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that 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 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.

The Contract between Grantor as the Seller and Grantee as the Buyer, if any, may contain limitations as to warranty or other agreed matters; to the extent that such Contract provides for limitations or other agreed matters that will survive the closing and this conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute. ACADEMY MORTGAGE CORPORATION, at Grantee's request, has paid in cash to Grantor that 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 ACADEMY MORTGAGE CORPORATION and are transferred to ACADEMY MORTGAGE CORPORATION without recourse against Grantor.

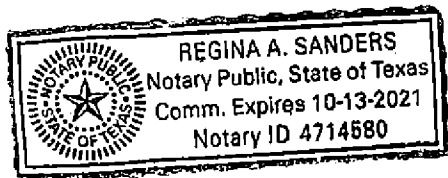
When the context requires, singular nouns and pronouns include the plural.

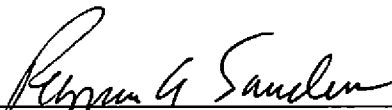


KRISTINA LYNN TODD

STATE OF TEXAS)
)
COUNTY OF BEXAR)

This instrument was acknowledged before me on September 27, 2019, by KRISTINA LYNN TODD.





Notary Public, State of Texas

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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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 eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/30/2019 11:41 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk