

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

### WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MIDLAND

That Jazmin Shotts F/K/A Jazmin Escamilla (whether one or more hereinafter referred to as "Grantor") for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, to Grantor cash in hand paid, the receipt of which is hereby acknowledged, and the sum of **One Hundred Ninety Three Thousand Four Hundred Thirty One and No/100 (\$193,431.00)** evidenced by the execution and delivery of a promissory note, of even date herewith, executed by **Oliver Michael Carnes and Selena Ashlee Briones, Husband and Wife** (whether one or more, hereinafter referred to as "Grantee"), and payable to the order of **FBC Mortgage, LLC** with the understanding that said lender will have a vendor's lien to secure the payment of said notes each being due and payable as set forth therein, including interest as set forth therein; said note containing the usual provisions for acceleration of maturity and reasonable attorney's fees, and each note being additionally secured by a Deed of Trust of even date herewith to L. Keller Mackie, Trustee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee whose mailing address is 604 W Cuthbert Ave, Midland, TX 79701, all that certain lot, tract or parcel of land situated in Midland County, Texas, and described as follows, to-wit:

**The Surface Estate only of Lot 3, Block 4, Elmwood Addition, an addition to the City of Midland, Midland County, Texas according to the map or plat thereof of record in Volume 59, Page 133, Deed Records, Midland County, Texas**

SAVE AND EXCEPT For Grantor and Grantor's heirs, successors, and assigns forever, there is a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it, and

SUBJECT TO all valid oil and gas leases, easements, rights-of-way, and covenants and restrictions of record in the Office of the County Clerk of Midland County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, Grantee's heirs, executors, administrators, successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that a Vendor's Lien is retained in favor of FBC Mortgage, LLC against the above described property, premises and improvements, until the above described note, and all interest thereon is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

# Texas Royalty Brokers

STL-63172S

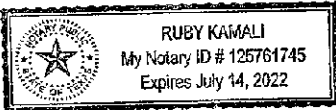
Dated: February 13, 2020

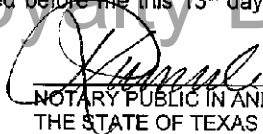
  
Jazmin Shotts F/K/A Jazmin Escamilla

THE STATE OF TEXAS §  
§  
COUNTY OF MIDLAND §

This instrument was acknowledged before me this 13<sup>th</sup> day of February 2020 by Jazmin Shotts F/K/A Jazmin Escamilla.

(SEAL)



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Texas Royalty Brokers

Texas Royalty Brokers

Midland County  
Alison Haley  
Midland County  
Clerk

Instrument Number: 4599

Texas Royalty Brokers  
eRecording - Real Property

Recorded On: February 14, 2020 12:01 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

Texas Royalty Brokers

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 4599  
Receipt Number: 20200214000073  
Recorded Date/Time: February 14, 2020 12:01 PM  
User: Crystal C  
Station: cc10297

**Record and Return To:**

Corporation Service Company

Texas Royalty Brokers



STATE OF TEXAS  
COUNTY OF MIDLAND

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Midland County, Texas.

Alison Haley  
Midland County Clerk  
Midland County, TX