



Release of Lien

Date: October 23, 2023

Holder of Note and Lien: Texas Bank

Holder's Mailing Address: P.O. Box 1990/605 S Main St
Henderson, TX 75653-1990
Rusk County

Texas Royalty Brokers

Note Date: October 4, 2005

Original principal amount: One Hundred Fifty Thousand and No/100's
(\$150,000.00)

Borrower: Elton Goodwin
225 County Road 260
San Augustine, TX 75972-5440

Lender: Texas Bank
P.O. Box 1990/605 S Main St
Henderson, Rusk County, Texas 75653-1990

Described in the Following Documents:

Deed of Trust, October 4, 2005, and filed for record under File No. 2005-6419, Book No. 1032, Page 954, Official Public Records of Shelby County, Texas.

Texas Royalty Brokers

Property (including any improvements):

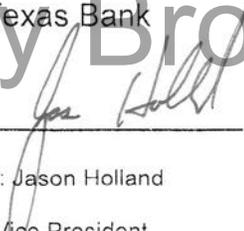
See Exhibit "A", which is attached to this Release of Lien and made part of this Release of Lien as if fully set forth herein.

Holder of Note and Lien is the owner and holder of the Note and Lien described above.

Holder of Note and Lien acknowledges payment in full of the Note and releases the property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

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

Texas Royalty Brokers

BY: 

Name: Jason Holland

Title: Vice President

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Exhibit "A"

TRACT ONE:

BEING 27.55 acres of land, more or less, and being a part of a 58.0 acre tract, being the land described in Deed from J.W. Butler, T.A. Butler, H.O. Butler, Leon Jamison, Neil Jamison, Louise Jamison Farr, and Lucille Jamison Kenner to Barney Butler, and wife, Sylvia Y'vonne Butler, dated June 15, 1972, recorded in Vol. 170, Page 216 of the Deed Records of San Augustine County, Texas, and being a part of the SOLOMON RUYLE SURVEY, A-235, and being located approximately 12 miles west of the Courthouse in San Augustine, Texas, and being more particularly described by metes and bounds as follow, to-wit:

BEGINNING at the SWC of said 58.0 acre tract, being in the SBL of said Solomon Ruyle Survey and a NBL of the Anthony Gray Survey, A-640, and also being the SEC of a 55.0 acre tract from Inez Derrick to Ellis Butler, dated September 20, 1948, recorded in Vol. 103, Page 71;

THENCE N 5° 00' W, along a WBL of said 58.0 acre tract and the EBL of said Ellis Butler tract to its internal NEC, a distance of 902.78 feet;

THENCE N 70° 01' E, to an internal SEC of said 58.0 acre tract, being the SWC of T.A. Butler's 75.0 acre tract, a distance of 326.03 feet;

THENCE East, along a NBL of said 58.0 acre tract to its external NEC, a distance of 1,333.33 feet;

THENCE S 12° 00' W, along a EBL of said 58.0 acre tract to its SEC, being in the SBL of said Solomon Ruyle Survey, and the NBL of the James Moss Survey, A-191, a distance of 563.33 feet;

THENCE S 73° 00' W, along the SBL of said 58.0 acre tract, being the SBL of said Solomon Ruyle Survey, 1,505.56 feet to the place of BEGINNING, and containing 27.55 acres of land, more or less.

TRACT TWO:

BEING 55.0 acres of land, more or less, situated about 12 miles southwest of the Town of San Augustine County, Texas, being the land conveyed by J.W. Butler, and wife, Sallie Butler and H.O. Butler to Barney Butler in Deed, dated November 19, 1981, recorded in Vol. 229, Page 443 in the Deed Records of San Augustine County, Texas, out of the MILTON GARRETT SURVEY, A-121 and the SOLOMON RUYLE SURVEY, A-235, and being more particularly described as follows:

BEGINNING at a stake in the east margin of the Broadus Road where said road intersects the Donahoe Lane;

THENCE up said road as follows:

N 13-1/2° W, 393 varas;

N 10° W, 400 varas to a stake in the east margin of said Broadus Road, a Hackberry, marked "X", brs. S 13° E, 8 varas;

THENCE S 88° E, 132 varas to a Hickory tree for corner;

THENCE S 56° E, 580 varas to a stake for corner;

THENCE S 5° E, 325 varas to a stake for corner in the SBL of W.H. Butler's lands, this corner being the NEC of the SBL of W.H. Butler's land;

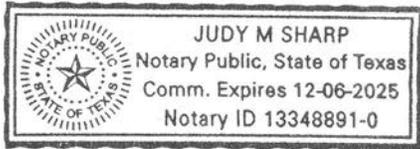
THENCE S 76° W, 500 varas to the place of beginning;

STATE OF TEXAS)

Texas Royalty Brokers

COUNTY OF RUSK)

This instrument was acknowledged before me on October 30, 2023, by Jason Holland, VP of Texas Bank, and a banking corporation, on behalf of said corporation and in the capacity therein stated.



Judy M Sharp

Notary Public, State of Texas

Loan Origination Organization: Texas Bank
NMLS ID: 402965
Loan Originator: Tucker, Rick
NMLS ID: 477208

Texas Royalty Brokers

PREPARED IN THE OFFICE OF:
Texas Bank
P.O. Box 1990/605 S Main St
Henderson, TX 75653-1990

AFTER RECORDING SEND TO:
Elton Goodwin
225 County Road 260
San Augustine, TX 75972-5440

Texas Royalty Brokers

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DEED FROM SYLVIA IVONNE BUTLER TO ELTON GOODWIN, dated December 22, 2003, and recorded in Vol. 47, Page 53 of the Real Property Records of San Augustine, Texas:

BEGINNING at the SW corner of said 127 acre tract in the WBL of the said J.J. Hennis Survey;

THENCE North along the WBL of said 127 acre tract being the WBL of said J.J. Hennis Survey, 573.35 vrs., a stake set for the corner;

THENCE South 69 deg. 34 min. East to the center-line of a County Road, a distance of 1290.04 vrs. to a stake set for corner;

THENCE South 39 deg 43 min West along the center-line of said County Road 103.21 vrs. a railroad spike set for corner;

THENCE South 55 deg. 00 min. East to the EBL of said 56 acre tract, a distance of 442.94 vrs., an iron stake set for corner;

THENCE South 72 deg. 00 min. West along the SEBL of said 56 acre tract to its SW corner, a distance of 406.74 vrs.;

THENCE North 46 deg. 00 min. West along the SWBL of said 56 acre tract to the SE corner of a 5 acre tract, a distance of 139.82 vrs.;

THENCE North 25 deg. 00 min. East along the EBL of said 5 acre tract to the NE corner, a distance of 208.50 vrs.;

THENCE North 60 deg. 00 min. West along the NBL of said 5 acre tract, 100 vrs.;

THENCE West along the SBL of said 127 acre tract 1,019.88 vrs. to the place of BEGINNING, containing 89.0 acres of land, more or less.

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Jennifer L. Fountain

Jennifer L. Fountain, County Clerk

Shelby County Texas

January 05, 2024 03:51:41 PM

EPARKER

FEE: \$37.00

REL

2024000048

FILED AND RECORDED
REAL PROPERTY RECORDS
On: Jan 31, 2024 at 11:25A

Document Number: 00080491

37.00

HONORABLE Margie Webb
COUNTY CLERK

THIS INSTRUMENT IS VOID IF IT IS
DESCRIBED AS A HOUSING INSTRUMENT
AND THE PROPERTY IS IN A JURISDICTION
WHERE DISCRIMINATION ON THE BASIS OF
COLOR OR RACE IS INVALID AND
UNENFORCEABLE UNDER FEDERAL LAW.

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