

476

No. 20-40 WARRANTY DEED, with single and wife's Separate Acknowledgment. For Sale by Geo. D. Barnard & Co. Pros. St. Louis, Class 1.

The State of Texas,

96580

County of Leon

Known all Men by these Presents,

That Lula and Godfrey Grimes

of the County of Leon and State of Texas, for and in consideration of the sum of \$10.00 and other consideration Dollars, to me in hand paid by J. B. Burney Jr.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said J. B. Burney Jr.

of the County of _____ and State of Texas, all that certain Tract of land and being situated in Leon County, Texas and being described as:

Beginning at the intersection of U. S. Highway #79, W. J. Evans survey and John Allison survey.

Thence: N30 E with highway 268 feet

Thence: West 230 feet

Thence: South 310 feet to place of beginning containing sixty eight hundredths (.68) acres

Exceptions: All mineral rights are retained by Lula and Godfrey Grimes and their heirs.

Texas Royalty Brokers

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do have and to hold the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said J. B. Burney Jr. and his heirs

do hereby and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend, all and singular the said premises unto the said J. B. Burney Jr. heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.


Witness hand at
this day of 1919


Signed and Delivered in Presence of

Texas Royalty Brokers

L. H. Grimes
Lula E. Grimes

b

The State of Texas,
County of Leon, Before me,
H.W. Hailey, a Notary Public
in and for Leon County, Texas on this day personally appeared
Godfrey Grimes
known to me
to be the person whose name is subscribed to the foregoing instrument, and acknow-
ledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office, this 26 day of March, A.D. 1962
 (H.W. Hailey)
Notary Public, Leon County, Texas

THE STATE OF TEXAS,
County of LEON } BEFORE ME, the undersigned authority
in and for Leon County, Texas,
on this day personally appeared Lula E. Grimes
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 purposes and consideration therein expressed.
Given under my hand and the seal of office, this 15th day of January, A.D. 1971
 Roy Carrigan
County Clerk
in and for Leon County Texas

Filed for record on the 13th day of Jan. A.D., 1971, at
8:30 o'clock A.M., and duly recorded this the 22nd day of Jan.
A.D., 1971 at 2:00 o'clock P.M.
BY: Leela Nichols, Deputy ROY CARRIGAN, County Clerk
Leon County, Texas