

JRS/mm
G.F. No. C1470073

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 28, 2014

Grantor: LEON CARROLL, a/k/a MILTON LEON CARROLL and CARLEEN CARROLL, a/k/a CARLEEN ESTELLE CARROLL
P. O. Box 598
Salado, Bell County, Texas 76571

Grantee: MACK ALBERT PURIFOY
P.O. Box 1088
Temple, Bell County, Texas 76503

Consideration:

(a) The sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to GRANTOR paid by GRANTEE, the receipt of which is hereby acknowledged; and

(b) further consideration of a note of even date that is in the principal amount of T and is executed by MACK ALBERT PURIFOY payable to the order of MILTON LEON CARROLL and CARLEEN ESTELLE CARROLL ("Lender"). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of MILTON LEON CARROLL and CARLEEN ESTELLE CARROLL and by a first-lien deed of trust of even date from MACK ALBERT PURIFOY to JAMES R. SECREST, Trustee.

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\$23.00
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(c) the assumption by GRANTEE of all ad valorem taxes on The Property for 2014 and subsequent years, including subsequent assessments for years prior to 2014 due to a change in land usage or ownership.

Property (including any improvements):

Being 20.00 acres of land, more or less, out of the WILLIAM ALLEN Survey, Abstract 24, Bell County, Texas, described by metes and bounds in fieldnotes attached hereto as Exhibit "A."

Restrictive Covenants:

- a. No dog kennels of any type;
- b. No shooting galleries of any type;
- c. No dump/trash grounds;
- d. No private or commercial animal shelters of any type;
- e. No RV parks, private or commercial;
- f. No abandoned vehicles;
- g. No high density or commercial feed yards and cattle, hogs or any type of animal projects;
- h. No trailer homes or modular homes or move in structures of any type; slab up only.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

But it is expressly agreed and stipulated that a Vendor's Lien is retained against the above described property, premises and improvements for the use and benefit of the said LENDER until the above described note and all interest thereon are fully paid, according to its

face and tenor, effect and reading, when this deed shall become absolute.

Secret Law Firm, PLLC ("SLF") has prepared this instrument but has not closed this transaction. Grantor and Grantee are each responsible for the preparation of any closing documents or contracts of any nature between them, including any documentation required at any date for income tax or other purposes. Any proration of property taxes or other matters is the responsibility of Grantor and Grantee.

By acceptance of this Deed, Grantor and Grantee acknowledge that Secret Law Firm, PLLC ("SLF"), (1) has not ordered or examined title to the Property, (2) has made no other independent investigation of the title to the Property but has prepared this Deed based upon information and documents furnished to SLF, and (3) makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title.

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

Leon Carroll
LEON CARROLL
Carleen Carroll
CARLEEN CARROLL

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BELL §

This instrument was acknowledged before me on this the 28th day of February, 2014, by LEON CARROLL and CARLEEN CARROLL.



James R. Secret
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

SECRET LAW FIRM, PLLC
3600 Birdcreek Drive
Temple, Texas 76502

EXHIBIT "A"

Field notes for 20.00 acres in Bell County, Texas, in the William Allen Survey, Abstract No. 24, being out of that certain 29.05 acres deeded to M. Leon Carroll and Carleen Carroll, Volume 2130, page 157.

Beginning at a U.S.A. Corps of Engineer Monument for the southwest corner of said 29.05 acres, for the southwest corner of this, in the north line of a tract deeded to R.R. Reisser, Volume 2296, Page 648;

Thence N09°09'36"E 812.20' (Reference Bearing) to a U.S.A. Corps of Engineers Monument for the northwest corner of said 29.05 acres, for the northwest corner of this;

Thence S82°44'27"E 620.57' to a 1/2" iron rod set for the northeast corner of this, in the north line of said 29.05 acres;

Thence S17°41'42"E 948.53' to a 1/2" iron rod set for a corner of this;

Thence S71°26'54"E 558.58' to a 1/2" iron rod set for a corner of this in the east line of said 29.05 acres;

Thence S23°20'31"E 151.81', a 1/2" iron rod found and S15°38'15"W 42.88' to a 1/2" iron rod set for the southeast corner of said 29.05 acres, for the southeast corner of this, in the north end of Brewer Lane;

Thence N71°35'03"W 1698.33' to the place of beginning and containing 20.00 acres.

DATE: 14 February, 2014

Elwyn D. Richmon
Texas R.P.L.S. No. 4641

**** Electronically Filed Document ****

**Bell County, Tx
Shelley Coston
County Clerk**

Document Number: 2014-8036
Recorded As : ERX-RECORDINGS

Recorded On: March 07, 2014
Recorded At: 12:20:39 pm
Number of Pages: 5
Book-VI/Pg: Bk-OR VI-8860 Pg-127
Recording Fee: \$23.00

Parties:

Direct- CARROLL LEON AKA
Indirect- PURIFOY MACK ALBERT

Receipt Number: 197676
Processed By: Grace Gomez

(Parties listed above are for Clerks reference only)

***** 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.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

A handwritten signature in cursive script that reads "Shelley Coston".