

Prepared By

Name: _____

Address: _____

State: _____ Zip Code: _____

After Recording Return To

Name: _____

Address: _____

State: _____ Zip Code: _____

Space Above This Line for Recorder's Use

TEXAS SPECIAL (LIMITED) WARRANTY DEED

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.

KNOW ALL PERSONS BY THESE PRESENTS, That _____,
residing at _____, County of _____,
State of _____ ("**Grantor**"), in consideration of the sum of
_____ dollars (**\$**_____) and other
valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does
hereby grant, bargain, sell and convey unto _____,
residing at _____, County of _____,
State of _____ ("**Grantee**"), the following described real property
and premises, situate in _____ County, State of Texas, to wit:

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]



TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

Grantor's Signature

Grantor's Name

Grantor's Name

Address

Address

City, State & Zip

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Signature

Witness's Name

Witness's Name

Address

Address

City, State & Zip

City, State & Zip



STATE OF TEXAS)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____