

244705 General Warranty Deed

The State of Texas }
 County of Montgomery } Knows All Men By These Presents:

THAT We, John M. Powell and wife, Birdie Mae Powell, each of Montgomery County, Texas, for and consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations to them in hand paid by Joe C. Shockley and wife, Janey M. Shockley, each of Harris County, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said Joe C. Shockley and wife, Janey M. Shockley, all of the following described tracts or parcels of land lying and being situated in Montgomery County, Texas, and more particularly described as follows, to-wit:

BEING 3.397 acres of land in the Z. Landrum Survey, A-22, Montgomery County, Texas, and a part of a 32.5 acre tract conveyed to John M. Powell described in Volume 649, at Page 169, more fully described as follows:

BEGINNING at a stake for the most Northern Northwest corner of the Powell tract and the Southwest corner of the Montgomery Cemetery;

THENCE East along the Powell North line, 298.0 feet to an iron pipe for corner;

THENCE S. 0° 36' W., 502.4 feet to an iron pipe for corner;

THENCE N. 87° 25' W., 189.1 feet to an iron pipe for corner;

THENCE West, 109.0 feet to an iron pipe for corner;

THENCE N. 0° 36' E., 493.9 feet to the Place of BEGINNING and containing 3.397 acres of land, together with all improvements thereon situated.

In addition, Grantors have themselves, their heirs and assigns, Granted and Conveyed unto the Grantees for themselves and heirs and assigns, a Right-of-Way Easement to be used for roadway purposes in common with the Grantors, their heirs and assigns, over and across the following described property to-wit:

EASEMENT DESCRIPTION

Beginning at a point in the West line of Peel Junction Road, and East line of the Powell 32.5 acre tract, being S. 01° 12' W.,

518.2 feet from its Northeast corner;

THENCE S. 87° 36' W., 220.7 feet to an iron pipe for corner;

THENCE N. 87° 25' W., 31.1 feet to a stake for corner;

THENCE N. 0° 36' E., 25.0 feet to a stake in the 3.397 acre tract South line;

THENCE 87° 25' E., 30.0 feet to an iron pipe for the 3.397 acre Southeast corner;

THENCE N. 87° 36' E., 221.0 feet to a stake in the West line of road;

THENCE S. 01° 12' W., 25.0 feet to the Place of BEGINNING and containing .14 acre of land.

This conveyance is specially made subject to the following:

(1) Reservation of all oil, gas and other minerals contained in Deed from Leonard E. Powell (sometimes called L. L. Powell) to Mrs. W. T. Price, dated March 17, 1947, recorded in Volume 267, at Page 562, Deed Records of Montgomery County, Texas.

(2) Reservation of one-half (1/2) of oil, gas and other minerals contained in Deed from Clara E. Powell to John M. Powell, et al, dated June 10, 1947, recorded in Volume 272, at Page 159, Deed Records of Montgomery County, Texas, for 25 years.

(3) Reservation of all oil, gas and other minerals contained in Deed from Frank Luther Powell, III to Mrs. Mildred M. Price, dated September 17, 1955, recorded in Volume 405, at Page 67, Deed Records of Montgomery County, Texas.

(4) Reservation of one-half (1/2) of oil, gas and other minerals contained in Deed from Eloise Heller, et al to Mrs. Mildred M. Price, dated September 25, 1961, recorded in Volume 510, at Page 398, Deed Records of Montgomery County, Texas.

(5) Powerline easement from John Powell, et al to Gulf States Utilities Company, dated August 9, 1931, recorded in Volume 136, at Page 150, of the Deed Records of Montgomery County, Texas.

TO HAVE AND TO HOLD the above described lands and premises and right-of-way easement unto the said Joe C. Shockley and wife, Janey M. Shockley, their heirs and

assigns forever; and we do hereby bind ourselves, our heirs and executors and administrators to Warrant and Defend all and singular the said premises unto the said Joe C. Shockley and wife, Janey M. Shockley, their heirs and assigns against every person lawfully claiming to claim the same or any part thereof.

WITNESS OUR HANDS this the 24 day of April, A. D. 1970.

John M. Powell
John M. Powell

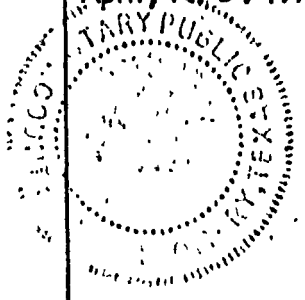
Birdie Mae Powell
Birdie Mae Powell

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John M. Powell and wife, Birdie Mae Powell, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24 day of

April, A. D. 1970.



Martin Weinerton
Notary Public in and for
Montgomery County, Texas

FILED FOR RECORD
AT 3 O'CLOCK P.M.

APR 24 1970

ROY HARRIS, Clerk
County Court, Montgomery Co., Tex.
By W. W. [Signature] Deputy