

5423-B
WARRANTY DEED

OFFICIAL PUBLIC RECORDS
CHAMBERS COUNTY, TEXAS
Norma (Beanie) Rowland County Clerk

DATE: JULY ____, 2001

01 510 678

GRANTOR AND GRANTOR'S MAILING ADDRESS (including county):

SHIRLEY JONES, widow of Kyle E. Jones
2008 GLENDALE STREET
LIBERTY, TEXAS 77575-3408
LIBERTY COUNTY

KYLE E. JONES, JR., surviving son of Kyle E. Jones
119 UNIVERSITY STREET
VIDOR, TEXAS 77662
ORANGE COUNTY

CHERYL JONES STUBBLEFIELD, surviving daughter of Kyle E. Jones
2005 CHESTER
DAYTON, TEXAS 77535
LIBERTY COUNTY

SYLVIA JONES
2316 WINROCK
HOUSTON, TEXAS 77057
HARRIS COUNTY

NAOMI ALICE JONES
P. O. BOX 613
ANAHUAC, TEXAS 77514-0613
CHAMBERS COUNTY

OLGA JONES VAUGHAN
3205 LAS PALMAS STREET
HOUSTON, TEXAS 77027-5726
HARRIS COUNTY

GRANTEE AND GRANTEE'S MAILING ADDRESS (including county):

ROBERT KIT JONES & CYNTHIA JONES
P. O. BOX 605
WINNIE, TEXAS 77665-0605
CHAMBERS COUNTY

CONSIDERATION: TEN & NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID BY GRANTEE TO GRANTOR, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED FOR WHICH NO LIEN EITHER EXPRESSED OR IMPLIED IS RETAINED.

PROPERTY (including any improvements): BEING each of the above Grantors undivided interest in and to:

FIRST PARCEL: Four (4) individual and separate tracts of land, out of and a part of a 115.4434 acre tract of land situated in the NEWELL MORSE SURVEY, Abstract No. 197, Chambers County, Texas, and being the same 4 tracts of land described in EXHIBIT "A" attached hereto and made a part hereof as if copied herein verbatim; said 4 tracts of land and being the same 4 tracts of land described as (TRACT NO. 3A.; TRACT NO. 3B.; TRACT NO. 3C; and TRACT NO. 3D;) in EXHIBIT "A" to that certain Partition Deed by and between Evelyn Jenny Churchill, et al, dated February 16, 1986, of record in Volume 607 at Pages 447, et seq. of the Deed Records of Chambers County, Texas

SECOND PARCEL: That certain 40 Feet Private Road, described in EXHIBIT "A" attached hereto and made a part hereof as if copied herein verbatim; said 40 Feet Private Road being the same 40 Feet Private Road described as "40 FEET PRIVATE ROAD - 4.6972 ACRES" in EXHIBIT "A" to that certain Partition Deed by and between Evelyn Jenny Churchill, et al, dated February 16, 1986, of record in Volume 607 at Pages 447, et seq. of the Deed Records of Chambers County, Texas

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

a. Exception and reservation unto each Grantor of their respective undivided interest in all of the oil, gas and other hydrocarbons in, on, under or to or that may be produced from the above described property, together with all executory rights thereto.

b. Taxes, assessments and standby fees for the year 2001 and subsequent years; and subsequent assessments for prior years due to change in land usage or ownership, the payment of which Grantee assumes; however, taxes, assessments and standby fees for the current year shall be prorated as of the date of closing;

c. That certain 40 Feet Private Road being the same 40 Feet Private Road described in EXHIBIT "A" to that certain Partition Deed by and between Evelyn Jenny Churchill, et al, dated February 16, 1986, of record in Volume 607 at Pages 447, et seq. of the Deed Records of Chambers County, Texas;

d. All other easements and rights of way affecting the property and properly

of record in the Office of the County Clerk of Chambers County, Texas.

e. Interest in the mineral estate owned by third parties as indicated in instruments of record in the office of the County Clerk of Chambers County, Texas;

f. The terms, conditions and stipulations of any valid, existing Oil, Gas and Mineral Leases relating to the mineral estate in the property conveyed of record in the office of the County Clerk of Chambers County, Texas;

g. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, protrusions or any overlapping of improvements;

h. Rights of parties in possession.

i. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the Trinity Bay Conservation District, a Conservation and Reclamation District, located in Chambers and Jefferson Counties, Texas; which statutory notice thereof is as follows:

"The real property, described above, is located in TRINITY BAY CONSERVATION DISTRICT. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the most recent rate of taxes levied by the district on real property located in the district is \$0.51819 on each \$100 of assessed valuation. The total amount of bonds which have been approved by the voters and which have been or may, at this dated, be issued is \$7,000,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$7,000,000.

The district also has the authority to adopt and impose a standby fee on property in the district that has district-financed water or sewer facilities and services available but not connected. The district may exercise the authority without holding an election on the matter. As of this dated, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purposes of this district is to provide water, sewer, and drainage facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of there utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned

by the district. The legal description of the property which you are acquiring is as above."

j. NOTICE REGARDING SPECIAL PROPERTY TAX STATUS:

THE PROPERTY HEREIN CONVEYED IS SUBJECT TO A REDUCED AD VALOREM TAX VALUE (OPEN SPACE EXEMPTION) UNDER THE PROVISIONS OF THE TEXAS PROPERTY TAX CODE WHICH RESULTS IN REDUCED AD VALOREM TAXES BEING PAID. A CHANGE IN OWNERSHIP OR USE OF SAID PROPERTY MAY TRIGGER THE "ROLLBACK" PROVISIONS OF SAID PROPERTY TAX CODE AND CAUSE AN IMMEDIATE LEVY OF AD VALOREM TAXES, PENALTY AND INTEREST BASED ON THE HIGHER "FAIR MARKET VALUE" OF THE PROPERTY, RESULTING IN ADDITIONAL TAXES, PENALTY AND INTEREST BEING THEN IMMEDIATELY DUE AND PAYABLE.

IT IS SPECIFICALLY UNDERSTOOD AND AGREED THAT THE SELLER/GRANTOR HEREIN IS NOT RESPONSIBLE FOR THE PAYMENT OF ANY SUCH "ROLLBACK" TAXES, PENALTY AND INTEREST AND SHALL NOT BE REQUIRED TO PAY THE SAME.

THE BUYER/GRANTEE HEREIN SPECIFICALLY ASSUMES RESPONSIBILITY FOR THE PAYMENT OF ANY SUCH "ROLLBACK" TAXES, PENALTY AND INTEREST; AND FOR THE PREPARATION AND FILING OF ANY AND ALL DOCUMENTS AS MAY BE REQUIRED BY THE CHAMBERS COUNTY APPRAISAL DISTRICT TO SUPPORT ANY CONTINUATION OF SUCH "OPEN SPACE EXEMPTION" STATUS, INCLUDING ALL STEPS NECESSARY IN ANY APPEAL PROCESS FROM ANY DETERMINATION OF THE CHIEF APPRAISER OF SAID APPRAISAL DISTRICT, THE APPRAISAL REVIEW BOARD OR ANY COURT TO WHICH SAID DECISIONS MAY BE APPEALED.

k. NOTICE AS TO POSSIBLE ANNEXATION:

IF THE PROPERTY HEREIN CONVEYED IS LOCATED OUTSIDE THE LIMITS OF A MUNICIPALITY, THE PROPERTY MAY NOW OR LATER BE INCLUDED IN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY AND MAY NOW OR LATER BE SUBJECT TO ANNEXATION BY THE MUNICIPALITY. EACH MUNICIPALITY MAINTAINS A MAP THAT DESCRIBES IT BOUNDARIES AND EXTRATERRITORIAL JURISDICTION. TO DETERMINE IF THE PROPERTY IS LOCATED WITHIN A MUNICIPAL'S EXTRATERRITORIAL JURISDICTION OR IN LIKELY TO BE LOCATED WITHIN A MUNICIPALITY'S EXTRATERRITORIAL JURISDICTION, CONTACT ALL MUNICIPALITIES LOCATED IN THE GENERAL PROXIMITY OF THE PROPERTY FOR FURTHER INFORMATION.

I. PIPELINE NOTICE

In accordance with Section 5.010, Texas Property Code, GRANTORS provide to GRANTEES the following written notice disclosing the location of a transportation pipeline, including a pipeline for the transportation of natural gas, natural gas liquids, synthetic gas, liquified petroleum gas, petroleum or a petroleum product, or a hazardous substance, as to each of the individual tracts or parcels of land, set forth below. If GRANTORS do not know of any such pipelines, then GRANTORS should so state that as to each tract or parcel, set forth below:

Grantors, each, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, each grants, sells, and conveys to Grantee their respective undivided interest in the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantors each binds themselves and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular their undivided interest in the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every persons whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Shirley Jones
SHIRLEY JONES

Sylvia Jones
SYLVIA JONES

Alice Jones
NAOMI ALICE JONES

Olga Jones Vaughan
OLGA JONES VAUGHAN

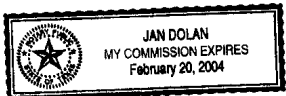
Kyle E. Jones, Jr.
KYLE E. JONES, JR.

Cheryl Jones Stubblefield
CHERYL JONES STUBBLEFIELD

THE STATE OF TEXAS

COUNTY OF LIBERTY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF JULY, 2001, BY SHIRLEY JONES.



Jan Dolan

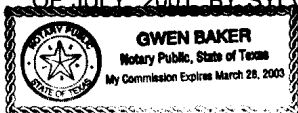
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Typed/Printed Name of Notary: Jan Dolan
My Commission Expires: Feb. 20, 2004

THE STATE OF TEXAS

COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 30 DAY OF JULY, 2001, BY SYLVIA JONES.



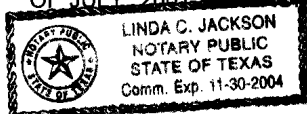
Gwen Baker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Typed/Printed Name of Notary: Gwen Baker
My Commission Expires: 03-28-03

THE STATE OF TEXAS

COUNTY OF CHAMBERS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25 DAY OF JULY, 2001, BY NAOMI ALICE JONES.



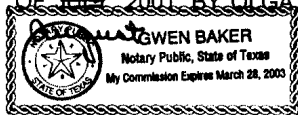
Linda C. Jackson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Typed/Printed Name of Notary: _____
My Commission Expires: _____

01 510 684

THE STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY
OF ~~###~~ 2001 BY OLGA JONES VAUGHAN.



Gwen Baker
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

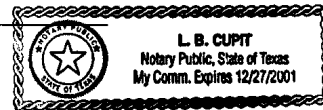
Typed/Printed Name of Notary: Gwen Baker
My Commission Expires: 3-28-03

THE STATE OF TEXAS
COUNTY OF Orange

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25 DAY
OF JULY, 2001, BY KYLE E. JONES, JR.

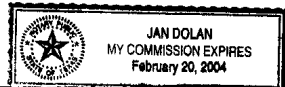
L. B. CUPIT
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Typed/Printed Name of Notary: _____
My Commission Expires: _____



THE STATE OF TEXAS
COUNTY OF Liberty

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY
OF JULY, 2001, BY CHERYL JONES STUBBLEFIELD.



Jan Dolan
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Typed/Printed Name of Notary: Jan Dolan
My Commission Expires: Feb 20, 2004

FILED FOR RECORD
2001 AUG -8 AM 10:49

Norma H. Lindbeck
COUNTY CLERK
CHAMBERS COUNTY TEXAS

01078WDPLUS.717