

Warranty Deed with Vendor's Lien

LAQUITA HAYDEN
ATASCOSA COUNTY CLERK

NOTICE OF CONFIDENTIALITY RIGHTS:

[Signature] DEPUTY

* 13.00Pd

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: September 14, 2004

Grantor: CHARLES LEE MARTIN, SR. AND WIFE, VIRGINIA MARTIN

Grantor's Mailing Address:

P. O. Box 160
Somerset, Bexar County, Texas 78069

Grantee: STAN L. JORDAN A/K/A STAN JORDAN AND
SPOUSE, ELAINE E. JORDAN A/K/A ELAINE JORDAN

Grantee's Mailing Address:

7704 S. Loop 1604E
Elmendorf, Bexar County, Texas 78112

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of SOUTHWEST TEXAS FLBA, FLCA in the principal amount of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SOUTHWEST TEXAS FLBA, FLCA and by a first-lien deed of trust of even date from Grantee to ERIC C. ROTHE, Trustee.

Property (including any improvements):

Being 45.017 acres, more or less, out of Tract 2-B, Caruthers Subdivision, Atascosa County, Texas, per plat of record on Sheet 10-B (NPC), Map and Plat Records of Atascosa County, Texas and being out of the Isaac Slover Survey No. 736, Abstract 817, Atascosa County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

None

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Exceptions to Conveyance and Warranty:

1. Right of Way Easement with right of ingress and egress over and across Grantors' adjacent lands, granted to Benton City Water Supply Corporation by Charles Lee Martin and Virginia Martin in instrument dated January 31, 1992, recorded in Volume 846, Page 892, Deed Records of Atascosa County, Texas.
2. Mineral Deed dated August 6, 1919 from James A. and Flora Caruthers to Alexander Boynton, recorded in Volume 79, Page 90, Deed Records of Atascosa County, Texas.
3. Royalty reservation as described in instrument dated July 25, 1939, from Mildred Byrom Wideman et al to Louis and Johnnie Belle Lehmborg, recorded in Volume 144, Page 633, Deed Records of Atascosa County, Texas.
4. Rights of the owners of the mineral estate to execute leases and grant the lessee the rights of ingress and egress for the use of surface for exploration, capture, and handling of oil, gas and other minerals.
5. Mineral Leases including, but not limited to Oil, Gas and Mineral Leases recorded in Volume 384, Page 347; Volume 385, Page 345; Volume 386, Page 238; Volume 387, Page 355; Volume 418, Page 151; Volume 465, Page 340; Volume 465, Page 377; and Volume 481, Page 393, Deed Records of Atascosa County, Texas, transfers of mineral interest, mineral conveyances or reservations, royalty conveyances or reservations, pooling agreements, unit designations, royalty interests, royalties, bonuses, mineral estate rentals, delay rentals and ingress/egress for mineral production/transportation purposes. Any recorded or unrecorded easements and/or rights of way which are owned or held by any lessee or mineral estate interest owner, on, over, across or under the land described above.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute. When the context requires, singular nouns and pronouns include the plural.

SOUTHWEST TEXAS FLBA, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of SOUTHWEST TEXAS FLBA, FLCA and are transferred to SOUTHWEST TEXAS FLBA, FLCA without recourse against Grantor.

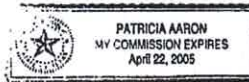
Charles Lee Martin, Sr.
CHARLES LEE MARTIN, SR.

Virginia Martin
VIRGINIA MARTIN

STATE OF TEXAS §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this 14 day of September, 2004 by CHARLES LEE MARTIN, SR. AND VIRGINIA MARTIN.

Patricia Aaron
Notary Public in and for
the State of Texas



STATE OF TEXAS COUNTY OF ATASCOSA

Return to
Mr. & Mrs. Stan Jordan
7704 S. Loop 1604E
Elmendorf, TX 78112

Ret: Atascosa Guaranty Title

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the OPR records of Atascosa County, Texas stamped hereon by me.

RECORDING DATE
SEP 17 2004

LAQUITA HAYDEN
COUNTY CLERK Atascosa County, Texas
By [Signature] Deputy