

Prepared By and After Recording Return to:	
Send Tax Statements to Grantee (Name and Address):	

**NOTICE OF CONFIDENTIALITY RIGHTS: 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.**

**WARRANTY DEED**

(Parent(s) to Child, Subject to Retained Life Estate(s))

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, express or implied, does or shall exist, ☐ \_\_\_\_\_, an individual, or ☐ \_\_\_\_\_ and \_\_\_\_\_, Husband and Wife, hereinafter referred to as Grantor, whether one or more, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto \_\_\_\_\_, an individual, all that certain tract or parcel of land lying and being situated in the County of \_\_\_\_\_, City of \_\_\_\_\_, State of Texas, and more particularly described as follows, to-wit:

INSERT DESCRIPTION OR ATTACH AS EXHIBIT

SUBJECT TO:

☐ Life Estates retained by \_\_\_\_\_ and \_\_\_\_\_, Grantor, to run consecutively. It being the

intention of the Grantor that the ending of one Life Estate shall in no way affect the remaining Life Estate; or

☐ Life Estate retained by \_\_\_\_\_.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

This conveyance is FURTHER MADE AND ACCEPTED SUBECT TO the following:

List additional exceptions, if any: \_\_\_\_\_

List additional exceptions, if any: \_\_\_\_\_

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named Grantee, their successors and assigns forever; and Grantor herein hereby binds himself/herself/themselves, its/their successors, assigns, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the above named Grantee, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Type or Print Name

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date) by  
\_\_\_\_\_ (name or names of person or persons acknowledging).

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date) by  
\_\_\_\_\_ (name or names of person or persons acknowledging).

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
_____	_____
_____	_____
_____	_____
_____	_____