

Special Warranty Deed

Z2022-10700267
(save and except portion)

Date: Feb 08, 2022

Grantor: Lucas Hernandez

Grantor's Mailing Address:

Lucas Hernandez
Inmate #1580873
Allen B. Polunsky Unit, 3872 FM 350 South
Livingston, TX 77351
Polk County

Grantee: Lorie E. Alderete

Grantee's Mailing Address:

Lorie E. Alderete
8436 Alton Boulevard, Selma, Texas 78154
Bexar County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

An undivided 1/3 interest in the property located at Lot 11, Block 9, New City Block 8992; Exc W 15 FT, situated within the corporate limits of City of San Antonio, Bexar County, Texas, according to Deed and Plat Records of Bexar County, Texas,

also known as 834 SW 36th Street, San Antonio, Texas 78237.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

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

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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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

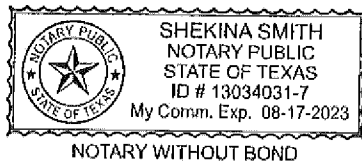
When the context requires, singular nouns and pronouns include the plural.

Lucas Hernandez
Lucas Hernandez

STATE OF TEXAS)

COUNTY OF POLK)

This instrument was acknowledged before me on February 8, 2022, by Lucas Hernandez.



Shekina Smith
Notary Public, State of Texas
My commission expires: 08-17-2023

PREPARED IN THE OFFICE OF:

Locust Street Professional Building
206 East Locust Street
San Antonio, Texas 78212
Tel: (210) 212-6700
Fax: (210) 249-0116

AFTER RECORDING RETURN TO:

Locust Street Professional Building
206 East Locust Street
San Antonio, Texas 78212
Tel: (210) 212-6700
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File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 2/15/2022 1:00 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk