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Sendera Title GF# 0711547-CCMC

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: December 20, 2007

Grantor: OmniAmerican Bank

Grantor's Mailing Address: 1320 University Drive, Suite 190
Fort Worth, Tarrant County, Texas 76107

Grantee: Limbaugh Properties, LLC, an Alabama limited liability company

Grantee's Mailing Address: 126 Park Avenue
Moody, Saint Clair County, Alabama 35004

Consideration: Cash and a Note of even date executed by Grantee and payable to the order of Bankcorp South Bank in the Principal Amount of Four Hundred Twenty Seven Thousand Five Hundred and No/100 Dollars (\$427,500.00). The Note is secured by a first and superior vendor's lien and superior title retained in this Deed and by a first-lien Deed of Trust of even date from Grantee to James E. Vann, Trustee.

Property (including any improvements): As described in **EXHIBIT "A"**, attached hereto and incorporated by reference herein for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: As described in **EXHIBIT "B"**, attached hereto and incorporated by reference herein for all purposes.

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 successors and assigns forever. Grantor binds Grantor and Grantor's 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.

FILED
TARRANT COUNTY TEXAS
2007 DEC 26 PM 12:07
JAMES E. VANN, TRUSTEE

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.

Grantor:

OmniAmerican Bank

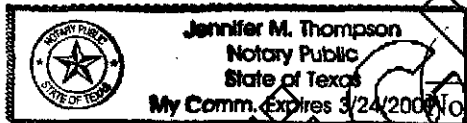
By: Kevin S. Downey
Name: Kevin S. Downey, President of Commercial Lending
Downey KSJ

STATE OF TEXAS §

§

COUNTY OF TARRANT §

This instrument was acknowledged before me on December 20 2007,
by Kevin S. Downey, President of Commercial Lending with OmniAmerican Bank, on behalf of
said bank.



[Handwritten signature]

AFTER RECORDING RETURN TO:

Limbaugh Properties, LLC
126 Park Avenue
Moody, Alabama 35004

UNOFFICIAL COPY

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EXHIBIT "A"

BEING situated in the State of Texas, the County of Tarrant and the City of Everman, being part of the SHELBY COUNTY LAND SURVEY, Abstract No. 1375, being part of a tract of land conveyed to OmniAmerican Bank by deed recorded in Document No. D207308775 of the Deed Records of Tarrant County, Texas and these premises being more particularly described as follows:

BEGINNING at a capped 1/2 inch iron rod found marking the intersection of the north right-of-way line of East Enon Avenue and the west right-of-way line of the remainder of Bowers Street and the southeast corner of said premises;

THENCE with said north right-of-way line and the south line of said premises, South 89° 22' 00" West, 226.47 feet to a 1/2 inch iron rod capped "5693" set marking the southwest corner of said premises;

THENCE with the west line of said premises, North 10° 41' 00" West, 318.69 feet to a 1/2 inch iron rod capped "5693" set in the south right-of-way line of Trammel Avenue, marking the northwest corner of said premises;

THENCE with said south right-of-way line and the north line of said premises, North 89° 22' 00" East, 227.66 feet to a capped 1/2 inch iron rod found marking the intersection of said south right-of-way line and the west right-of-way line of the remainder of Bowers Street and the northeast corner of said premises;

THENCE with said west right-of-way line and the east line of said premises, South 10° 28' 20" East, 318.48 feet to the POINT OF BEGINNING and containing 1.64 acres of land.

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EXHIBIT "B"

1. Standby fees, taxes, and assessments by any taxing authority for the year **2008** and subsequent years.
2. Easements reserved in City of Everman Ordinance No. 398, vacating Trammel Avenue, dated March 21, 1989, and recorded in Volume 9550, Page 2060, of the Deed Records, Tarrant County, Texas.
3. Terms and conditions set out in Deed recorded in Volume 192, Page 122, Deed Records, Tarrant County, Texas.
4. Mineral and/or royalty interest, as described in instrument recorded in Volume 5244, Page 288, Deed Records of Tarrant County, Texas, reference to which instrument is here made for all purposes.
5. Mineral and/or royalty interest, as described in instrument recorded in Volume 5244, Page 291, Deed Records of Tarrant County, Texas, reference to which instrument is here made for all purposes.

Unofficial Copy



LIMBAUGH PROPERTIES LLC
126 PARK AVENUE

MOODY AL 35004

Submitter: SENDERA TITLE / BILL MONTGOMERY

SUZANNE HENDERSON
TARRANT COUNTY CLERK
TARRANT COUNTY COURTHOUSE
100 WEST WEATHERFORD
FORT WORTH, TX 76196-0401

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 12/26/2007 12:09 PM
Instrument #: D207454220
WD 5 PGS \$28.00

By: _____



D207454220

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR
RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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