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**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.**

**Warranty Deed with Vendor's Lien**

**Date:** July 23, 2021

**Grantor:** ALEXIS R. MALONEY aka ALEXIS MALONEY, acting by DAVID T. MALONEY aka DAVID MALONEY, agent, and DAVID T. MALONEY aka DAVID MALONEY, a married couple

**Grantor's Mailing Address:**

6927 Kelsey Rae Court  
Houston, TX 77069

**Grantee:** MICHAEL WAYNE HILL, JR., a married person

**Grantee's Mailing Address:**

6610 Centre Place Circle  
Spring, Texas 77379

**Consideration:**

Cash and two notes of even date executed by Grantee and referred to as the first-lien note and the second-lien note. The first-lien note is payable to the order of T2 FINANCIAL, LLC dba REVOLUTION MORTGAGE in the principal amount of FIVE HUNDRED FORTY-EIGHT THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$548,250.00). The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of T2 FINANCIAL, LLC dba REVOLUTION MORTGAGE and is also secured by a first-lien deed of trust of even date from Grantee to Tony Grothouse, trustee. The second-lien note is payable to the order of SOUTHTRUST BANK, N.A. in the principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$164,250.00). The second-lien note is secured by a second and inferior vendor's lien against, and superior title to, the Property retained in this deed in favor of SOUTHTRUST BANK, N.A. and is also secured by a second-lien deed of trust of even date from Grantee to Dwayne L. McWilliams, trustee.

**Property (including any improvements):**

**TRACT I:**

Lot Nine (9), in Block One (1), of WIMBLEDON CENTER COURT ESTATES, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under

COPY

UNOFFICIAL

RP-2021-434433

Film Code No. 359074, of the Map Records of Harris County, Texas.

**TRACT II:**

Field notes for survey of a 0.360 acre tract of land out of an 18.3839 acre tract of land described in deed recorded under Harris County Clerk's File No. N592208, in the GEORGE H. DELESDERNIER SURVEY, ABSTRACT NO. 229, Harris County, Texas, and being that same 0.360 acre tract described in deed recorded under Harris County Clerk's File No. U342173, and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Harris County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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.

T2 FINANCIAL, LLC dba REVOLUTION MORTGAGE, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the first-lien note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of T2 FINANCIAL, LLC dba REVOLUTION MORTGAGE and are transferred to T2 FINANCIAL, LLC dba REVOLUTION MORTGAGE without recourse on Grantor to secure the first-lien note. The second and inferior vendor's lien against and superior title to the Property are retained for the benefit of SOUTHTRUST BANK, N.A. and are transferred to SOUTHTRUST BANK, N.A. without recourse on Grantor to secure the second-lien note. SOUTHTRUST BANK, N.A. agrees that this second and inferior vendor's lien against and superior title to the Property are and will remain subordinate and inferior to all liens securing

RP-2021-434433

the first-lien note, regardless of the frequency or manner of renewal, extension, or alteration of any part of the first-lien note or the liens securing it.

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

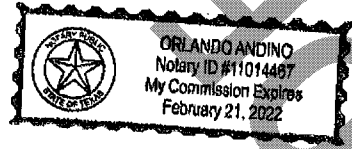
*Alexis R. Maloney by David T. Maloney by her agent, David T. Maloney aka David Maloney*  
ALEXIS R. MALONEY aka ALEXIS MALONEY  
by her agent, DAVID T. MALONEY aka DAVID MALONEY

*David T. Maloney*  
DAVID T. MALONEY aka DAVID MALONEY

STATE OF TEXAS )  
COUNTY OF HARRIS )

This instrument was acknowledged before me on 23 July, 2021, by DAVID T. MALONEY aka DAVID MALONEY, Individually and as agent on behalf of ALEXIS R. MALONEY aka ALEXIS MALONEY.

*[Signature]*  
Notary Public, State of Texas



RP-2021-434433

EXHIBIT 'A'

**TRACT I:**

**Lot Nine (9), in Block One (1), of WIMBLEDON CENTER COURT ESTATES, a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 359074, of the Map Records of Harris County, Texas.**

**TRACT II:**

**Field notes for survey of a 0.360 acre tract of land out of an 18.3839 acre tract of land described in deed recorded under Harris County Clerk's File No. N592208, in the GEORGE H. DELESDERNIER SURVEY, ABSTRACT NO. 229, Harris County, Texas, and being that same 0.360 acre tract described in deed recorded under Harris County Clerk's File No. U342173, and being more particularly described by metes and bounds as follows:**

**COMMENCING at a point in the Southeast line of that said 18.3839 acre tract, and westerly line Wimbledon Centre Court Estates, a subdivision of record under Film Code No. 359074, of the Map Records of Harris County, Texas;**

**THENCE N 31 deg. 50 min. 32 sec. W, 26.74 feet along the Southeast line of said 18.3839 acre tract and westerly line of said Wimbledon Centre Court Estates to a 5/8 inch iron rod found at the most Southerly corner of Lot 9, Block 1, of said subdivision, said iron rod also marking the most Southerly corner, and POINT OF BEGINNING of the herein described tract;**

**THENCE N 81 deg. 02 min. 37 sec. W, 82.32 feet to a 5/8 inch iron rod found for corner;**

**THENCE N 21 deg. 54 min. 24 sec. W, 121.10 feet to a 5/8 inch iron rod found for corner;**

**THENCE S 68 deg. 12 min. 43 sec. W, 35.97 feet to a 5/8 inch iron rod found for corner;**

**THENCE N 21 deg. 43 min. 07 sec. W, 128.83 feet to a 5/8 inch iron rod found for corner in the Southeast line of said 18.3839 acre tract, and westerly line of said subdivision;**

**THENCE N 88 deg. 28 min. 44 sec. E, 62.78 feet to a 5/8 inch iron rod found for corner in the Southeast line of said 18.3839 acre tract, and Westerly line of said subdivision;**

**THENCE S 31 deg. 50 min. 32 sec. E, 274.48 feet along the Southeast line of said 18.3839 acre tract and Westerly line of said subdivision to the POINT OF BEGINNING, and containing 0.360 acres of land.**

**Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.**

RP-2021-434433

RP-2021-434433

RP-2021-434433  
# Pages 5  
08/02/2021 01:01 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS