Form 2:15 Lady Bird Deed

LADY BIRD DEED

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.

**Date:** {*date*}

**Grantor:** {*name of grantor*}

**Grantor’s Address:** {*address*}, {*county*}, Texas

**Grantee:** {*name of grantee*}

**Grantee’s Address:** {*address*}, {*county*}, Texas

**Consideration:** For the love and affection that Grantor bears for Grantee.

**Property (including any improvements):**

That certain property located in {*County*}, Texas, as more particularly described in the attached Exhibit A.

**Reservations From and Exceptions to Conveyance and Warranty**

Grantor reserves a life estate for {*herself/himself*} during Grantor's lifetime coupled with an unrestricted power to convey the property during Grantor's lifetime, which includes the power to sell, convey, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance, with or without consideration, and without joinder by Grantee. Grantor further reserves the right to revoke, amend, divest, replace, change or otherwise alter the designation of the Grantee, without joinder of the Grantee.

This conveyance is expressly made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, conveyances, and other instruments that affect the property; and taxes for {*year*}, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under the Grantor but not otherwise. In addition, Grantor hereby grants and assigns to Grantee all of Grantor's rights under any policy of title insurance relating to the Property for which Grantor is the insured, and agrees to cooperate in any action necessary to procure for Grantee any benefits of such title insurance available to Grantor; provided, however, that Grantee's remedies for breach of any warranty granted hereby shall be limited to remedies or amounts recoverable against any policy of title insurance issued to Grantor, or any remedies or amounts recoverable against any predecessor in interest to Grantor with respect to such title.

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

I have signed this instrument on this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 20\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
{*Name of grantor*}, Grantor

STATE OF TEXAS §
{*County*} §

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 20\_\_ by {*name of grantor*}, as Grantor.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Notary Public – State of Texas