

Mary L. Moore, and,
Alexander Moore, by their attorney
in fact, John Moore.
to
M. W. Fones, and
H. E. Fones.

Warranty deed.
Dated April 13th, 1897.
Filed for record June 14th, 1897.
Recorded in book Vol. No. 11, p. 474 & 475.
In office of County Clerk of Guadalupe
County, Texas.
Acknowledged by John Moore, attorney in
fact, before A. M. Erskine, Notary Public
for Guadalupe County, Texas May 5th, 1897.
In statutory form.
Consideration \$240000, \$250 cash, five
promissory notes, Vendors Lien, dated
April 13th, 1897, one note for \$400 due
May 1st, 1899, one note for \$400 due on or
before May 1st, 1900, one note for \$450
due on or before May 1st, 1901, one note
for \$550 due on or before May 1st, 1902,
and one note for \$350 due on or before
May 1st, 1905, all payable to the order
of Alexander Moore, at the office of
E. B. Chandler, at San Antonio, in gold
coin, with interest at 6% per annum from
May 1st, 1897.

Description and remarks:-

Conveys " 200 acres of land situated partly in the
County of Guadalupe and partly in the County of Gonzales, a portion of the
Jose de La Baume 6 league grant, and part of a tract of 5900 acres conveyed
by T. W. Pierce & George F. Stone to Daniel Tyler, November 4th, 1882,
and known as subdivision No. 2 in the partition of the Capote farm, beginning
on the Guadalupe River at the N. E. corner of said subdivision No. 2 at the
mouth of the tail race of the old mill this being the N. E. corner of the
purchase of 756-1/2 acres of said Capote farm from which a box elder 5 inches
bears, etc.,; thence S. with the E. boundary line of said 756-1/2 acre
tract 1278 yards to a stake on the hill N. E. of the ranch house from which
a post oak 8 inches bears etc., thence W. 473 feet to a post oak 4 inches
bears N. 81-1/2° W. 11 feet; over the spring branch 2357-1/3 yards to a stake
from which a hackberry 8 inches bears N. 70° etc., thence E. 29 yards to a
stake on the bank of the Guadalupe river on the high ground about 25 feet
from the edge of the water from which a box elder 16 inches bears, etc.,
thence down the river with its meanders to the place of beginning, being
about 102 acres in Guadalupe and 98 acres in Gonzales County.
The Vendor's lien is retained to secure the purchase money.

Mary L. Moore, and Alexander Moore,
By their attorney in fact John Moore.

