

Prepared By:

Name: _____

Address: _____

After Recording Return To:

Name: _____

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Space above this line for recorder's use only

TEXAS LADY BIRD DEED

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.

STATE OF TEXAS

COUNTY OF _____

This Lady Bird Deed, made this _____ (mm/dd/yyyy), is by and between _____ (Grantor name(s)), whose mailing

address is _____

(hereinafter known as the "Grantor(s)"), and

_____ (Grantee name(s)), whose mailing address is _____

(hereinafter called the "Grantee(s)").

For good and valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, the Grantor(s) does transfer and convey the following described property to the Grantee(s) effective upon the death of the Grantor(s), situated in _____ County, Texas, to-wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

The Grantor(s) reserves a life estate for himself/herself/themselves during the Grantor(s) lifetime, coupled with an unrestricted power to convey during the Grantor(s) lifetime, which includes the power to sell, gift, mortgage, lease, and otherwise dispose of the property, and to retain the proceeds from the conveyance.

IN WITNESS WHEREOF, the Grantor(s) has executed and delivered this Lady Bird Deed under seal as of the day and year first above written.

Grantor's Signature

Grantor's Name

Street Address

City, State & ZIP

Grantor's Signature

Grantor's Name

Street Address

City, State & ZIP

Witness's Signature

Witness's Name

Street Address

City, State & ZIP

Witness's Signature

Witness's Name

Street Address

City, State & ZIP

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this _____ (mm/dd/yyyy)

Notary Public

My Commission Expires: _____