Guaranteed Certificate of Title

Houston Abstract and Title Guaranty Company

DIRECTORS
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SAM M. BOYER
S. R. POWERS

CAPITAL, $250,000.00

COMPLETE COPY
OF HARRIS COUNTY RECORDS
IN OFFICE

#1185

The HOUSTON ABSTRACT AND TITLE GUARANTY COMPANY (herein styled Guarantor) hereby certifies that its attorneys have carefully examined title to the area of said property, and said Houston Abstract and Title Guaranty Company, for value received, issue this certificate to

Mrs. Martha J. Blalock, widow, her heirs, executors and administrators (you not to her assign),

(herein styled Guaranteed) and guarantees the title to be as stated.

It is expressly understood that this Company has not caused a survey to be made of said land, and that Guarantor shall not be liable for any loss resulting from any adverse possession, or by reason of any shortage in the area of said land, and same is expressly excepted from this Certificate. By paying to this Company on delivery of this Certificate (and not thereafter) cost of making survey of said property, Guarantor can secure certificate guaranteeing area and against disputes and adverse possession.

Said Guarantor shall not be liable in a greater amount than actual monetary loss of the Guaranteed, and in no event shall Guarantor be liable for more than twenty one hundred and fifty Dollars, and shall, at its own cost, defend said Guaranteed in every suit or proceeding on any claim against or right to said land, or any part thereof, adverse to the title hereby guaranteed, provided the party or parties entitled to such defense shall, within a reasonable time after the commencement of such suit or proceeding, and in ample time for defense therein, give said Guarantor written notice of the pendency of the suit or proceeding, and authority to defend, said Guarantor not to be liable for loss or damage from a suit or proceeding without such notice and authority, and said Guarantor shall not be liable until such adverse claim or right shall have been held valid by a court of last resort, and, if such adverse claim or right so established shall be for less than the whole of the property, then the liability of the Guarantor shall be only such part of the whole liability limited above as shall bear the same ratio to the whole liability that the adverse claim or right established may bear to the whole property.

Upon payment of any loss hereunder, Guarantor shall be entitled to be subrogated to all rights of Guaranteed against all other parties.

This Company does not by this Certificate guarantee any other than the Guaranteed against any loss or damage; and any sale, conveyance or mortgage of the hereinbefore described real property by the Guarantor shall vitiate this contract of guaranty, and same shall thereupon be null and void; provided, however, that any mortgagee or purchaser from the Guarantor may secure Certificate of Guaranty to himself by paying to this Company proper transfer fee at date of his purchase.

In Testimony Whereof, the HOUSTON ABSTRACT AND TITLE GUARANTY COMPANY has caused this Certificate to be issued this 13th day of November, A.D. 1909.

HOUSTON ABSTRACT AND TITLE GUARANTY COMPANY.

President.

Claude Bodeker

Secretary.
GUARANTEED CERTIFICATE OF TITLE

No. 1138

HOUSTON ABSTRACT AND TITLE GUARANTY COMPANY

TITLE TO
Lot 7 Blk 27
Little Acre to the
Cty. of Houston
Harris County, Texas

CAPITAL STOCK $160,000.00

HOUSTON ABSTRACT & TITLE GUARANTY COMPANY
Successors to HOUSTON ABSTRACT CO.
INCORPORATED 1908

HOUSTON, TEXAS.