

# ENHANCED LIFE ESTATE DEED (LADY BIRD DEED)

STATE OF TEXAS

COUNTY OF [County, Texas]

**KNOW ALL MEN BY THESE PRESENTS:** That [Grantor full legal name], an individual, whose current mailing address is [Grantor mailing address] (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY unto [Grantee full legal name], an individual, whose current mailing address is [Grantee mailing address] (hereinafter referred to as "Grantee"), subject to the enhanced life estate reserved by the Grantor as set forth below, the following described real property situated in [County, Texas] County, Texas, to wit:

**Legal Description:**

[Legal description of the real property]

**Property Address:**

[Property street address]

[Property city, state, zip code]

## I. RESERVATION OF ENHANCED LIFE ESTATE

Grantor hereby reserves an enhanced life estate in the above-described property for and during Grantor's natural life. During the Grantor's lifetime, the Grantor shall have the exclusive possession, use, and enjoyment of the property, and shall have the absolute and unrestricted right, without the joinder or consent of the Grantee, to sell, convey, mortgage, lease, encumber, assign, partition, or otherwise dispose of the property, in whole or in part, and to retain any and all proceeds derived therefrom. Grantor shall also have the right to revoke this Deed at any time, in whole or in part, by recording an instrument of revocation in the real property records of [County, Texas] County, Texas.

## II. REMAINDER INTEREST

Upon the death of the Grantor, if this Deed has not been revoked, the remainder interest in the above-

described property shall automatically vest in the Grantee, [Grantee full legal name], in fee simple absolute, free and clear of any claim by the Grantor's estate or heirs, and without the necessity of probate.

### **III. COVENANTS**

To have and to hold the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, subject to the enhanced life estate reserved herein, and Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

### **IV. TAX STATEMENTS**

**Grantee's mailing address for tax statements is:** [Grantee mailing address]

### **V. EXECUTION**

This Deed is executed on the date set forth below.

#### **GRANTOR**

**Signature:** \_\_\_\_\_

**Print Name:** [Grantor full legal name]

**Date:** \_\_\_\_\_

**Address:** [Grantor mailing address]

#### **PREPARER INFORMATION:**

**This instrument was prepared by:** [Preparer's name]

[Preparer's address]

#### **AFTER RECORDING, RETURN TO:**

[Return mailing address for recorded document]