

Brady Annie } Warranty Deed
 Biggy James } This Indenture, Made 17th day of December
 A.D. 1907 between Annie Brady - party of the first part
 and James Biggy - party of the second part.

Witnesseth; The said party of the first part, in
 consideration of the sum of Eighteen hundred (\$1800.00)
 dollars; the receipt whereof is hereby acknowledged,
 does by these presents grant, bargain sell and convey
 unto said party of the second part his heirs and
 assigns forever, all of the following described
 Real estate situated in the County of Tulsa, and
 State of Oklahoma to-wit: The south-half and
 the north-west $\frac{1}{4}$ of the south-east-quarter of Section
 18 Township 15. Range 14 east

To have and to hold the same, together and with
 all and singular the tenements, hereditaments
 and appurtenances thereto belonging or in any wise
 appertaining forever.

And said Annie Brady for her heirs, executors, or
 administrators does hereby covenant, promise,
 and agree to and with said party of the second part
 that at the delivery of these presents she is lawfully
 seized in her own right of an absolute and
 indefeasible estate of inheritance, in fee simple, of
 and in all and singular the above granted and
 described premises with the appurtenances; that the same are
 clear, discharged and unincumbered of and from all
 former and other grants, titles, charges, estates, judgments,
 suits, accounts and incumbrances of whatever
 kind or nature, except that she will warrant
 and forever defend the same unto said party of the
 second part his heirs and assigns against said