

GENERAL WARRANTY DEED

WITH RELINQUISHMENT OF DOWER

519

P.D. 12
P.L. 12
C.L. 12
C.D. 12
C.I. 12

THIS DEED, made and entered into this 12th day of April, one thousand nine hundred and seven, by Minnie Sheppard, sister of Simon Sheppard, deceased, of Arkansas, part 7 of the first part, and George R. Smith of Arkansas, Indian Territory, part 7 of the second part;

WITNESSETH That that the said part 7 of the first part, for and in consideration of the sum of One Dollar and other valuable considerations DOLLARS, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm unto the said part 7 of the second part the following described real estate and premises situated in the Cherokee Nation, and within the limits of the Indian Territory, to-wit:

East half of Southwest quarter of Sec. Twenty-nine (29) Twp. Twenty-two (22) N., Range Twenty (20) E. of the Indian Base and Meridian, and
the allotment of land in the Cherokee Nation belonging to Simon Sheppard
deceased, of which estate I am one of the legal heirs at law now living,
together with all the improvements thereon, and the appurtenances and immunities thereunto belonging or in anywise appertaining thereto.

To have and to hold the aforegranted premises to the said George R. Smith and his heirs and successors, in fee simple forever; and I, the said Minnie Sheppard, for my heirs, executors and administrators do covenant with the said George R. Smith and his heirs, successors and assigns, that I have good right to sell and convey the same to said George R. Smith as aforesaid; and that I will and my successors, heirs, executors and administrators shall warrant and defend the same to the said George R. Smith, and his heirs, successors and assigns forever against the lawful claims and demands of all persons.

And I, Minnie Sheppard, of Arkansas, for and in consideration of the said sum of money, do hereby release and relinquish unto the said part 7 of the second part all my right of dower and homestead in and to the said lands.

IN WITNESS WHEREOF, the said part 7 of the first part has hereunto set my hand and seal the day and year first above written.

Witnesses:
J. E. Chesser (SEAL)
Geo. W. Douglas (SEAL)
Minnie Sheppard (SEAL)

Minnie Sheppard being duly sworn states that she is the grantor in this deed, that she is of sound mind and memory, that she has no Indian blood of any kind whatever in her, that she has not executed any deed or other conveyance to the land described in this deed to any other person, person, firm or corporation, and that Maria Rose, Senter Sheppard, Ellen Grayson, Mollie Sheppard, and myself are the only living heirs of Simon Sheppard, deceased, and that I subscribed and sworn to before me this 12th day of April, 1907. Minnie Sheppard
I am Counselor

My Commission expires Dec 4 1907.
BE IT REMEMBERED That on this day came before me, the undersigned, a Notary Public within and for the State and County of Arkansas, Minnie Sheppard afore said, duly commissioned and acting as such.

to me personally well known as the person whose name appears in the within and foregoing deed of conveyance, as one of the parties grantors, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

And I further certify that on the same day also voluntarily appeared before me, the said Minnie Sheppard wife of said George R. Smith, to me well known to be the person whose name appears upon the within and foregoing deed, and in the absence of her said husband, declared that she had of her own free will, executed said deed, and signed and sealed the relinquishment of dower and homestead in the foregoing deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS, My hand and seal as such Notary Public, on this 12th day of April, 1907.
(SEAL) Sebastian C. Kirk Sam. Edwardson Notary Public.

My commission expires Dec 4 1907.
Filed for record April 15 1907 at 9 o'clock a.m.
Oliver S. Lott
Deputy U.S. Clerk & Ex. Officer Ark.