

WARRANTY DEED RECORD NO. 454

229740 NS

This indenture, Made this 16th day of April, A.D. 1923, between
Alexander B. Morris and Julia Dana Morris, his wife, of District of Columbia
~~xxx~~ County, in the State of ~~xxxxxx~~ party of the first part and
Marion Shephard party of the second part.
 Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations,
(\$1.00) DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said party
 of the second part their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot No One hundred and Six (106) of the Re-subdivision of Lots
 1,2,3,4,5,16,17,18,19 & 20, Block One (1) and Lot One (1) Block
 Two (2), Rodgers Heights Subdivision, Tulsa County, Oklahoma,
 According to the Recorded Plat thereof.

It is further covenanted and agreed by the parties hereto that the following
 covenant shall be a limitation in warranty deed, to-wit;
 1st. That no residence shall be erected on said premises which shall cost
 less than \$2,000.00

2nd. That said premises shall never be sold to a negro.

3rd. That no building shall be erected within 30ft. of the Lot line facing
 street.

Any violation of the above restrictions will in itself work a forfeiture of this
 conveyance and the property herein described shall in the event revert back to
 party of the first part upon demand.

INTERNAL REVENUE

\$ 50

Cancelled

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
 appertaining, forever.

And said Alexander B. Morris and Julia Dana Morris, his wife, their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these
 presents that they are lawfully seized in their
 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 free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments,
 taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

None except taxes for 1922.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns
 against said party of the first part his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
 or to claim the same.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Alexander B. Morris

Julia Dana Morris

~~xxxxxxxxxxxx~~ District of Columbia ~~xxxx~~, ss.

Before me, J. Eliot Moran a Notary Public, in and for said ~~xxxxxxxxxxxx~~ District of
 Columbia, 30th day of April, 1923, personally appeared Alexander B. Morris and Julia Dana Morris

~~xxx~~

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they
 executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires February 11, 1927 (SEAL) J. Eliot Moran, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 7 day of May, 1923, at 1 o'clock P. M.

~~xxxxxxxxxxxxxxxxxxxx~~ (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.