

General Warranty Deed Record 81.

DEED—GENERAL WARRANTY.

COMPARE

STATE OF OKLAHOMA, Tulsa County, ss.

This instrument was filed for record on the 21 day of June A. D. 1912, at 8 o'clock A.M.,and duly recorded in book 10 on page 10 Fee, \$ 1.00 in advance See Herald Kelly Register of Deeds.

This Indenture, Made this 20th day of June A. D. 1912 between J. J. Smith and Frances E. Smith, his wife Tulsa County, in the State of Oklahoma, of the first part, and Al Brown of Tulsa Okla. of the second part.

WITNESSETH, The said part ies of the first part, in consideration of the sum of One and no 100 Dollars, the receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the said part ies of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

Part of lot number one (1) and two (2) in Block number one (1) in Brady Heights Addition to the City of Tulsa, Oklahoma, more particularly described as follows, to-wit:

All of the north thirty (30) feet of lot number two (2) in Block number one (1) in Brady Heights Addition to Tulsa Oklahoma, also beginning at a point fifty (50) feet south of the northeast corner of lot number one (1) in Block number one (1) in Brady Heights Addition to Tulsa Oklahoma, and running thence south along the easterly line of said lot a distance of twenty (20) feet to the south line of said lot, thence west along the south line of said lot to the west line of said lot, thence north to a point fifty (50) feet south of the northwest corner of said lot number one (1) in Block number one (1) in Brady Heights Addition to Tulsa, Oklahoma, according to the recorded plat thereof. And all improvements thereon.

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

And said J. J. Smith and Frances E. Smith, his wife for their heirs, executors or administrators, do hereby covenant, promise and agree to and with said part ies of the second part, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments and incumbrances, of what nature and kind soever; except a mortgage to the Farm and Home Savings and Loan Association of Missouri and that they will warrant and forever defend the title to the same unto said part ies of the second part his heirs and assigns, against said part ies of the first part their heirs and all and every person whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their hands and the day and year above written.

Sign here J. J. Smith
Frances E. Smith

STATE OF OKLAHOMA,

Tulsa County, } ss Before me, H. R. Adams a Notary Public in and for the said County and State, on this 20th day of June 1912, personally appeared J. J. Smith and Frances E. Smith his wife and me to me known to be the identical persons 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.

My commission expires May 21-1913 See H. R. Adams Notary Public.