

C. A. P. IX.

AN ACT for BARRING ESTATES TAIL.

January 3. 1819.

WHEREAS there is no Law in this Island, whereby Estates Tail, or in Reversion, or Remainder, may be Barred, or defeated, or enlarged, into Estates in fee simple, other than by levying Fines, or by suffering common Recoveries, the Process of which and of making and executing Deeds to lead to the uses, or to declare the uses of such Recoveries, are attended with heavy expence, and with delays that are often injurious:

I. *Be it therefore enacted by the Lieutenant Governour, Council, and Assembly of this Island, and by the authority of the same; That a Deed in the form of Law, made and executed of any Lands, Tenements, or Hereditaments, within this Island, by any Tenant in Tail, acknowledged before the Chief Justice, or any of the Assistant Judges of the Supreme Court of Judicature of this Island, shall to all intents and purposes be as effectual and valid in the Law, to pass all Estate, Right, Title, Interest, and claim of the party, to such Deed in or to such Lands, Tenements, and Hereditaments, by such Deed granted, conveyed, or made over to the Grantee or Bargainee, in such Deed made over, his Heirs and Assigns, and to defeat, extinguish, cut off and destroy, all Estates Tail, Remainders and Reversions, touching and concerning such Lands, Tenements and Hereditaments, as if the party so granting or conveying had levied a Fine with Proclamations, or suffered a common Recovery of such Lands, Tenements, and Hereditaments, according to the Laws of England, duly levied in the Court of Common Pleas, at Westminster, with Deeds properly executed, to lead the uses or declare the uses of such Fine or Recovery of Lands, Tenements, and Hereditaments, lying and being in England. Provided always, That where such Deed of Conveyance shall be executed by Baron and feme, of any Lands, Tenements and Hereditaments as aforesaid, then the same shall be acknowledged in the form and manner provided by an Act of the General Assembly of this Island, of the Thirty-sixth year of his present Majesty's Reign, intituled "An Act to render valid Conveyances of real Estates of Married Women, by them made or to be made during their Coverture," and such Deed of Conveyance so acknowledged shall be as good and valid in Law as if the same had been made by a Feme sole, or as if such Married Woman had joined in levying a Fine according to the Law and practice in that behalf made and used in that part of Great Britain called England, and shall effectually Bar her Dower in such Lands, Tenements and Hereditaments.*

II. *And be it further enacted, by the authority aforesaid, That all Deeds in due form of Law made and executed in Great Britain or Ireland*

Preamble.

Deeds made and executed of Land, and Tenements by Tenant in Tail, acknowledged before Chief Justice, &c. shall be valid in Law,

to pass all Estate, right, title, &c. of the party to such Deed,

as if the party so granting or conveying had levied a Fine with Proclamation, or suffered a common recovery of such Lands, &c. according to the Laws of England.

Proviso.

Where Deed of Conveyance shall be executed by BARON and FEME to be acknowledged in manner provided by an Act of this Island.

and to be as valid in Law as if the same had been made by FEME SOLE.

All Deeds, &c. how to be executed and ac-