

main street in Frankford, so that the said creek shall be navigable sixty-six feet in width. Provided, That nothing herein contained shall in anywise affect or injure the stone arched bridge now erected on the Bristol road, across the said Frankford creek.

Passed January 16, 1799. Recorded L. B. No. 6, p. 317.

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## CHAPTER MMXIV.

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### AN ACT TO FACILITATE THE BARRING OF ENTAILS.

Whereas common recoveries are now considered as a mode of conveyance, by which tenents in tail are enabled to convey and dispose of their lands and tenements, but the said mode of conveyance is attended with a heavy expense, and in many cases with great inconvenience. Therefore:

[Section I.] (Section I, P. L.) Be it enacted by the Senate and House of Representatives of the Commonwealth of Pennsylvania, in General Assembly met, and it is hereby enacted by the authority of the same, That, from and after the passing of this act, any person or persons seized of any estate tail in possession, reversion or remainder, shall have full power to grant, bargain, sell and convey any lands, tenements or hereditaments whereof he, she or they be so seized, by such manner and form of conveyance or assurance as any person seized of an estate in fee simple may by the laws of this state grant, bargain, sell and convey any lands, tenements or hereditaments, whereof such person seized of an estate in fee simple; and all and every such grants, bargains sales and conveyances of any person or persons, so seized in tail, shall be good and available to all intents and purposes, against all and every person and persons whom the grantor, bargainer or vendor might or could debar, by any mode of common recovery, or by any way or means whatever, any law or usage to the contrary notwithstanding.

[Section II.] (Section II, P. L.) And be it further enacted by the authority aforesaid, That where any person or persons, having been seized of any estate tail in possession, reversion or

remainder, of any lands, tenements or hereditaments, hath or have granted, bargained, sold or conveyed the same to a bona fide purchaser for a good and valuable consideration, in the same manner and form of conveyance and assurance as if he, she or they had been seized thereof in fee simple, it shall and may be lawful for such person or persons, and his, her or their heirs, inheritable to such estate tail, to convey and confirm such lands, tenements and hereidaments to such purchasers thereof, their heirs and assigns, in the same manner, and by such form of conveyance, as he, she or they might have done, had he, she or they, at the time of such grant, bargain, sale or conveyance, been seized of the said lands, tenements or hereditaments in fee simple, and that such conveyance and confirmation shall be good and available, to all intents and purposes, against any person or persons claiming by virtue of such estate tail, or in remainder or reversion after such estate tail, as such grantor, bargainer or vendor might or could have debarred, by any mode of common recovery, or by any ways or means whatsoever, previously to such grant, bargain, sale or conveyance, any law or usage to the contrary notwithstanding. Provided always, That every grantor, bargainer or vendor, by virtue of this act, shall, in the conveyance or assurance made by him, her or them, state his, her or their intention thereby to debar any estate tail in possession, reversion or remainder, that he, she or they has or have in the lands, tenements or hereditaments so intended to be granted. And provided also, That every conveyance or assurance by virtue of this act, being first proved or acknowledged agreeably to the laws of this commonwealth, shall, in open court, on motion, be entered on the records of the supreme court of this commonwealth, or on the records of the court of common pleas for the county in which the said lands or tenements so granted lie, in the manner commonly used with respect to sheriffs deeds, and shall also be recorded within six months next after the execution of the said conveyance or assurance, in the county where the said lands or tenements so granted shall lie.