all that tract or parcel of Land situate lying and being in the County of Frederick and State of Maryland being part of a tract of Land called "The Resurvey on Albaughs Choice" Beginning for said part at a stone at the end of the 7th line of the said tract called "The Resurvey on Albaughs Choice" and running with and bounding on the outlines of said tract by an allowance of one and a half degrees for retrograde variation the seven following courses and distances to wit. South 26½° West 36 pes to a stone South 4½° West 100 pes to a stone South 17½° West 26 pes to a stone South 56½° West 28 pes. to a stone now planted near a Hickory tree North 6½° West 100 pes. to a stone then leaving the outlines of said tract North 3¾° West 141 pes to a Gum Tree then by a dividing line between this and Peter Eves part of said Land to the place of beginning containing One hundred and twelve acres one quarter and sixteen perches of land lying and being in the County aforesaid, and in pursuance of said decree the said Surratt D Warfield as Trustee aforesaid did on the 30th day of March 1839 after due notice sell and dispose of at public sale to the said Thomas Kirby the aforesaid tract or parts of tracts or parcels of Land at and for the sum of Six hundred dollars and twenty five cents current money, and whereas the said sale so made as aforesaid has been duly ratified by the said Court and the said purchase money has been paid and satisfied and the said Surratt D Warfield as Trustee as aforesaid is authorized by the said Decree to execute a conveyance for the same. Now this Indenture Witnesseth that the said Surratt D Warfield as Trustee as aforesaid for and in consideration of the premises as also of One dollar current money to him paid by the said Thomas Kirby at the sealing and delivery of these presents the receipt whereof is hereby acknowledged hath granted bargained, sold aliened and confirmed and by these presents doth grant bargain and sell alien enfeoff and confirm unto the said Thomas Kirby his heirs and assigns being all that part of tracts or parcels of Land marked and bounded as aforesaid with all the buildings and improvements thereunto belonging or in anywise appertaining to have and to hold all the aforesaid tract or parcel of Land so as aforesaid called or by whatever name the same may be called or known with all the rights and privileges and appurtenances thereunto belonging or in anywise appertaining unto him the said Thomas Kirby his heirs and assigns forever

In witness whereof Surratt D Warfield as Trustee as aforesaid hath hereunto subscribed his name and affixed the seal the day and year first hereinbefore written

Signed Sealed & delivered in the presence of
Abdiel Unkefer & John Gliman

Surratt D Warfield (Seal)

State of Maryland Frederick County to wit

Be it remembered that on the 13th day of May 1840 Surratt D Warfield Trustee as aforesaid appeared before the subscriber two Justices of the Peace for the County and State aforesaid and acknowledged the aforegoing deed or instrument of writing to be his act and deed and we hereby certify and we are satisfied from our own personal knowledge that the said Warfield who has made said acknowledgement is the person named and described as and professing to be the party Grantor in said deed.

Acknowledged before & certified by

Abdiel Unkefer
John Gliman