

STATUTES

Made at WESTMINSTER, *Anno* 27 HEN. VIII. and A. D. 1535.

CAP. X.

An Act concerning Uses and Wills.

Where by the common Laws of this Realm, Lands, Tenements, and Hereditaments be not devisable by Testament, (2) nor ought to be transferred from one to another, but by solemn Livery and Seisin, Matter of Record, Writing sufficient made *bona fide*, without Covin or Fraud; (3) yet nevertheless divers and sundry Imaginations, subtle Inventions, and Practices have been used, whereby the Hereditaments of this Realm have been conveyed from one to another by fraudulent Feoffments, Fines, Recoveries, and other Assurances craftily made to secret Uses, Intents, and Trusts; (4) and also by Wills and Testaments, sometime made by *nude parolx* and Words, sometime by Signs and Tokens, and sometime by Writing, and for the most part made by such persons as be visited with Sickness, in their extreme Agonies and Pains, or at such time as they have scantly had any good Memory or Remembrance; (5) at which times they being provoked by greedy and covetous persons lying in wait about them, do many times dispose indiscreetly *and unadvisedly their Lands and Inheritances; **293** (6) by reason whereof, and by occasion of which fraudulent Feoffments, Fines, Recoveries and other like Assurances to Uses, Confidences, and Trusts, divers and many Heirs have been unjustly, at sundry times disherited, the Lords have lost their Wards, Marriages, Reliefs, Harriots, Escheats, Aids *pur fair fitz chivalier, & pur file marier*, (7) and scantly any person can be certainly assured of any Lands by them purchased, nor know surely against whom they shall use their Actions, or Executions for their Rights, Titles, and Duties; (8) also men married have lost their Tenancies by the Courtesy, (9) Women their Dowers, (10) manifest Perjuries by Trial of such secret Wills and Uses have been committed; (11) the King's Highness hath lost the Profits and Advantages of the Lands of persons attainted, (12) and of the Lands craftily put in Feoff-