

jointure is a complete bar of dower, *ibid.* But it is otherwise of a jointure settled after marriage, for the jointure is then but a conditional bar, upon the wife's consenting to it after her husband's death, so that she may disagree to the jointure then and claim her dower notwithstanding her conveyance, Dyer, 358 b.

STATUTES

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Made at WESTMINSTER, Anno 31 HEN. VIII. and A. D. 1539.

CAP. I.

For Joint Tenants and Tenants in common.

Forasmuch as by the common Laws of this Realm divers of the King's Subjects, being seised of Manors, Lands, Tenements, and Hereditaments, as joint Tenants, or as Tenants in common with other, of any Estate of Inheritance, in their own Rights, or in the Right of their Wives, by Purchase, Descent, or otherwise, and every of them so being joint Tenants, or Tenants in common, have like Right, Title, Interest, and Possession in the same Manors, Lands, Tenements, and Hereditaments, for their parts or portions jointly or in common undividedly together with other; (2) and none of them by the Law doth or may know their several parts or portions in the same, or that that is his or theirs, by itself undivided, and cannot by the Laws of this Realm otherwise occupy or take the Profits of the same, or make any Severance, Division, or Partition thereof, without other of their mutual Assents and Consents; (3) by reason whereof divers and many of them, being so jointly and undividedly seised of the said Manors, Lands, Tenements, and Hereditaments, oftentimes of their perverse, covetous, and malicious Minds and Wills, against all Right, Justice, Equity, and good Conscience, by Strength and Power, not only cut and fallen down all the Woods and Trees growing upon the same, but also have extirped, subverted, pulled down, and destroyed all the Houses, Edifices, and Buildings, Meadows, Pastures, Commons, and the whole Commodities of the same, and have taken and converted them to their own uses and behoofs, to the open Wrong and Disherison, and against the