

CHAP. 78.

the residue of the purchase money and interest: *and whereas*, it is further represented, that several of said purchasers, since the death of the said John Murray, have paid to his said administratrix the residue of said purchase money and interest, and others of said purchasers are ready and prepared to pay in like manner; *and whereas*, in consequence of the infancy of several of the children of said John Murray, who died intestate, and some of which children are yet of tender age, the said purchasers are unable to procure conveyances, in execution of said bonds of conveyance; and are without the means of relief except by the aid of a court of equity, and it being suggested that several of said pieces or parcels of land are of very small value, and that the attendant expense, in case of applications by said persons, respectively, to a court of equity, would equal, if not exceed, the entire value of such respective pieces or parcels of land, and it being reasonable that some relief should be accorded, from the peculiar circumstances of the case: Therefore,

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That the said Sarah Murray, upon payment to her, as administratrix as aforesaid, of the residue of the purchase money, with the interest thereon accrued, shall be, and she is hereby authorised and empowered, to execute and deliver to the respective purchasers thereof, deeds of conveyance, to be executed and acknowledged according to law, for any and all such pieces or parcels of land as were sold by the said John Murray in his life time, and for which he passed to the respective purchasers thereof his bonds of conveyance in pursuance of such sales; *provided*, that such deeds of conveyance shall not be effectual unless duly recorded; *and provided further*, that the bond of conveyance for such several pieces or parcels of land shall be recorded at the same time, and together with the particular deed of conveyance for the same; *and provided further*, that if, and in case, the said infant children, or any one or more of them, at any time within the period of one year, next after the attainment of the age of twenty-one years, shall make it appear that the bond of conveyance or bonds of conveyance for any one or more of said pieces or parcels of land, was or were obtained by fraud; or that any one or more of said deeds

Authority to
deed

Record required

Proviso as to
fraud