

35. No. 4. To convey an estate for life to one, remainder in fee to another.

36. No. 5. To convey an estate for a term of years.

37. No. 6. To convey an estate in fee simple to two or more, as tenants in common.

38. No. 7. To convey an estate in fee simple to two or more, as joint tenants.

39. No. 8. To convey an estate for life to one, with contingent remainder to an unborn person.

40. No. 9. To convey an estate in fee simple to one, defeasible upon his dying without a child or descendant of a child living at the time of his death, and in that event remainder to another.

41. No. 10. To convey property in trust to secure debts, indemnifying securities or for other purposes.

42. No. 11. To convey land sold by the sheriff or other officer, under an execution.

43. No. 12. To convey property sold by trustee, under decree of court of equity.

44. Like forms may be used with such modifications as may be necessary, to convey any interest not embraced in the foregoing forms.

Modifica-
tions.

45. When in a deed the words "the said covenants" are used, such words shall have the same effect as if it was expressed to be by the covenantor for himself, his heirs, devisees and personal representatives and shall be deemed to be with the grantee in the deed, his heirs, devisees, personal representatives and assigns.

Effect of
words.

46. A covenant by the grantor in a deed, that he will warrant generally the property hereby conveyed, shall have the same effect as if the grantor had covenanted, that he, his heirs, devisees and personal representatives, will forever warrant the said property unto the grantee, his heirs, devisees and assigns, against the claims and demands of all persons whomsoever.

General
warrant.

47. A covenant by the grantor in a deed, that he will warrant specially the property hereby conveyed, shall have the same effect as if the grantor had covenanted, that he, his heirs, devisees and personal representatives, will forever warrant and defend the said property unto the grantee, his heirs, devisees, personal representatives and assigns, against the claims and demands of the grantor and all persons claiming or to claim by, through or under him.

Special
warrant.