

## CHAPTER 154.

AN ACT to Simplify and Abridge the Rules and forms of Conveyances. Passed Mar. 8, 1865.

*Be it enacted by the General Assembly of Maryland, as follows :*

## CHAPTER 1st.

SECTION 1. This Act and all its provisions shall be construed literally and with a view to promote its objects. Construed liberally.

2. Nothing herein contained shall be construed to apply to last wills and testaments. Last wills and testaments.

3. The term real estate, as used in this Act, shall be construed as co-extensive in meaning with lands, tenements and hereditaments, and as embracing all chattels real. Interest may be disposed of.

4. Any person claiming title to any real estate may, notwithstanding there may be an adverse possession thereof, sell and convey his interest therein. Adverse possession.

5. All title to real estate acquired by the grantor, subsequent to a conveyance purporting to be in fee simple, shall enure to the grantee. Fee simple.

6. Every deed conveying land shall, unless an exception be therein made, be construed to include all buildings, privileges, liberties and appurtenances of every kind belonging to such land. Deeds, what to include.

7. Lineal and Collateral Warranties, with all their incidents are abolished; but any covenant, allowed by law, may be inserted in any deed of real estate. Lineal warranties effected.

8. The heirs, devisees, and personal representatives of any covenantor, shall be liable to the extent of the assets devised or descended, according to the terms of the covenants contained in the deed. Liability.

9. No covenants shall be implied in any conveyance of real estate. Covenants.

10. No term of inheritance shall be necessary to create an estate in fee simple. Term of injunction.

11. Every conveyance of real estate shall be construed to pass a fee simple estate, unless a contrary intention shall appear by express terms, or be necessarily implied therein. Fee simple.

12. Every conveyance of real estate, purporting to be in fee simple, shall be construed to pass all the estate of the grantor, in the property intended to be conveyed. Estate of grantor.