

CHAP. 174. make and execute unto Eliza M. Stevens, wife of the said Samuel Stevens, a deed in fee simple for the lands and tenements aforesaid, thereby to convey to her and her heirs, in fee, a complete and perfect title to the one undivided fourth part of the lands and tenements belonging to Elk Forge, in Cecil county, state of Maryland, whereof the said Robert May died seized, and that such deed, when taken and recorded among the land records of Cecil county, shall be good and available in law to pass unto the said Eliza M. Stevens, and her heirs, in fee, all the title whereof the said Robert May died seized and possessed, of, in and to, the lands and tenements aforesaid.

CHAPTER 175.

Passed Feb 15 1810

An act for the benefit of Thomas B. Tilden and Ann Maria Brice.

Preamble.

WHEREAS Thomas B. Tilden, by his petition hath represented to this general assembly, that his grand-father, Marmaduke Tilden, by his last will and testament, did give and devise to him, in fee simple, a certain parcel of land, provided he should within six months after he arrived at the age of twenty-one years, convey to Ann Maria Brice, (the sister of the said Thomas B. Tilden, and wife of Joseph W. Brice of Kent county,) in fee simple, all his part of the real estate which he the said Thomas B. Tilden and Ann Maria Brice are entitled to, in right of their mother; and that the said Marmaduke Tilden devised the said parcel of land to the said Ann Maria Brice, in fee simple, in case the said Thomas B. Tilden should refuse or neglect to convey his part of the said real estate, within the time and in the manner above mentioned; that he the said Thomas B. Tilden, will not be twenty-one years of age until September next; that he is attached to the navy of the United States, and will be obliged to sail in a few weeks, without knowing at what time he may return, so that very probably he will not be able to convey his part of the said real estate within six months after he arrives at the age of twenty-one years; and that he the said Thomas B. Tilden has signed and acknowledged a deed or instrument of writing, which by his petition he hath prayed this general assembly to confirm, therefore,

Certain deed or instrument of writing made valid.

Sec. 1. *Be it enacted, by the General Assembly of Maryland,* That the deed or instrument of writing, signed and sealed by the said Thomas B. Tilden, and acknowledged by him before James Arthur and John Harrison, bearing date the twenty-ninth day of January, in the year of our Lord one thousand eight hundred and nineteen, and purporting to convey unto the said Ann Maria Brice, in fee simple, all the said Thomas B. Tilden, part of the land or real estate, which the said Thomas B. Tilden and Ann Maria Brice, are or were entitled to, in right of their mother, shall have the same effect, force and validity, in law, as if the said Thomas B. Tilden had been twenty-one years of age at the time he signed, sealed and acknowledged the said deed or instrument of writing, provided the same shall be recorded within six months from the date thereof in the clerk's office in Queen-Anne's county, among the land records thereof, any law to the contrary notwithstanding.

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