

## Some Legal Definitions

**Seize or seise or be seized of:** [English Law] to be in legal possession of.

**In fee or in fee simple:** to be “seized in fee simple” means to be the rightful owner of a property.

**Reversion:** a future interest that is retained by the grantor. Once a lease comes to an end (the lease expires or the life estate tenant dies), the leased property automatically reverts (hence reversion) back to the grantor.

**Copyhold:** (noun) British historical tenure of land based on manorial records.

**Remainder:** a property interest that becomes effective in possession only when a prior interest ends.

**In tail male:** the limitation of the succession of property or title to male descendants.

**Entail:** Entailment or entail is a restriction limiting the inheritance of property to a specified succession of heirs. The purpose of entail is to protect large estates in land from the disintegration that is caused by equal inheritance by all the heirs and by the ordinary right of free alienation of property interests.

**Tenant:** [Law] a person in possession of real property by any right or title.

**Power to tenants for life:** implies power to make leases or obtain capital.

**Testator:** [Law] a person who has made a will or given a legacy.

### **Devise:**

verb: [Law] leave (property) to someone by the terms of a will.

noun: [Law] a clause in a will leaving property to someone.

derivatives: (adjective) devisable; (noun) devisee, deviser and/or devisor.

**Release:** [Law] the action of releasing property, money, or a right to another. See <http://www.nottingham.ac.uk/manuscriptsandspecialcollections/researchguidance/deedsindepth/freehold/leaserelease.aspx>: “Lease and release was the most popular and widespread way to record simple sales of property from the seventeenth century up to 1845; the lease and release format was also used to convey property for the purposes of mortgages and settlements.”

**Moiety:** (noun, plural moieties): each of two parts into which a thing is or can be divided.

**The Statute of Frauds** is a collective term describing the various statutory provisions which render unenforceable certain types of contracts unless they are evidenced in writing.

**Recovery** (of devised estates): ????

**Court Roll:** Formal record of the manor court, whether in roll-form or on sheets of paper.