

Table of deeds and documents

Type of Deed	Physical Form/ Date	Key Phrases	Consideration	Term (how long the transaction lasts)	Covenants and Provisos	Other Notable Features
Abstract of title	Paper, often secured at the top by string or cord 18th-20th centuries	Abstract of the title of [owner] to [description of land]	n/a	n/a	n/a	Usually highly abbreviated
Admittance	Parchment. Headed by name of a manorial court 17th century onwards	Is admitted tenant	Not usually	According to the custom of this manor...	May contain covenants and provisos	Signed by the steward of the manor
Affidavit	Paper Mostly 16th century onwards	X makes oath and states this deponent...	n/a	n/a	n/a	Signed by the deponent and also by the person taking his oath
Articles of agreement	Parchment or paper Mostly 16th century onwards	Articles of Agreement made concluded and agreed...	Sometimes	n/a	Covenant to execute the final deed	Articles are often in numbered paragraphs
Assignment of lease	Parchment - paper by 19th century. Indented top edge 17th century onwards	Bargained, sold, assigned and set over	Sometimes	For the rest and residue of the said term	Covenants as in the original deed	Will include 'whereas' clauses reciting terms of original lease. Rent referred to in opening 'whereas' clause
Assignment of mortgage	Parchment. Indented top edge 17th century onwards	Bargained, sold, assigned and set over	No consideration	For the rest and residue of the said term ... [in a mortgage by	Provided always ... [proviso for redemption of the property]	Will include 'whereas' clauses reciting terms of original mortgage

				demise] Or For ever [in a mortgage by conveyance]		
Bargain and sale	Parchment. Indented top edge Early 16th century onwards	Bargindisavi et vendidi Have given, granted, bargained and sold/	Yes	Imperpetuum For ever	May include a covenant to levy a fine	Memorandum of enrolment usually endorsed on reverse
Bond	Parchment or paper. In two parts, on either side, or (from 17th century) one above the other.	Noverint universi per presentes...t eneri et firmiter obligari Know all men by these presents...am held and firmly bound	Penal sum reserved to be paid if the conditions in the bond were not met	n/a	Specifies what is to be done in order to make the bond null and void	Until 1733, first part in Latin and second part in English
Building lease	Parchment - paper by 19th century. Indented top edge 17th century onwards	Demised, granted, set and to farm let	Sometimes	Specified number of years	Covenants relating to building on the land	Yielding and paying ... a certain amount of rent per annum and/or services
Certificate of acknowledgment of deeds by married women	Written onto a deed, or written on small piece of parchment and attached to a deed 1833-1882	We do hereby certify that the said X was at the time of acknowledging the said deed of full age and competent understanding...	No	n/a	None	Signed by Commissioners appointed for each county
Common Recovery	Large. Parchment. Exemplifications written in archaic	Tenant to the praecipe/demandant/	No	n/a	None	Property only described very

	legal writing, and have large seal.	vouchee				vaguely
	15th century-1833					
Conveyance or Grant (after 1845)	Parchment. Large up to 1881, then smaller folded folios Usually deed poll after 1881, despite describing itself as 'This indenture'	AB 'as beneficial owner hereby conveys' unto CD...	Yes	For ever	May include covenants and provisos	Often includes a plan of the premises drawn onto one of the folios or attached
	1845-1925					
Covenant for production of title deeds	Parchment. Indented top edge.	Do covenant promise and agree	Nominal consideration e.g. 10 shillings	n/a	May include further covenants and provisos	Often has a schedule of title deeds appended or attached
	17th century onwards					
Defeasance	Parchment All dates	[another deed, bond or recognizance referred to] will be void and of non effect	Usually mentions a consideration or penal sum in another document of even date	A term may be specified	May include further covenants and provisos	Makes reference to a bond, recognizance, statute staple or other deed executed on the same day
Enfranchisement	Parchment Mostly 19th century, up to 1926	Hath granted bargained sold aliened released and enfranchised ... exonerated enfranchised acquitted released and discharged ... from all ... yearly and other payments ... rent fines heriots ...	Yes	For ever	May include covenants and provisos	First party will be the Lord of the Manor or his trustee/s

Feoffment (medieval)	Small, rectangular, parchment, straight top edge 12th-c.16th century	Dedi concessi (feoffavi) et confirmavi	Considerations appear from the 16th century onwards	De capitalibus dominis feodi / to be holden of the chief lord of the fee	Covenants for warranty and quiet possession	Transfers <i>real</i> property - land or buildings
Feoffment (modern)	Parchment. Usually with indented top edge 16th century-1845	Concessi bargindisavi (feoffavi) et vendidi Have given, granted, (alienated, bargained, sold, enfeoffed) and confirmed	Yes	Imperpetuum For ever	May include a covenant to levy a fine	Memorandum of livery of seizin usually endorsed on reverse
Final concord / Fine	Small, rectangular, parchment. Archaic legal writing 12th century-1833	This is the final concord Hec est finalis concordia	Yes - but a round, vague sum of money	n/a	None	Property only described very vaguely
Gift	Small, rectangular, parchment, straight top edge 12th-c. 15th century	Sciant presentes et futuri ... dedi, concessi et ... confirmavi Know all men present and future ... have given, granted and confirmed	No consideration	Imperpetuum / For ever	Covenants for warranty and quiet possession	Transfers <i>real</i> property - land or buildings
Grant (medieval)	Small, rectangular, parchment, straight top edge No date or up to	Sciant presentes et futuri ... dedi, concessi et	No consideration	Term of years; or for ever	Covenants for warranty and quiet possession	Transfers <i>incorporeal</i> property - money or rights

	c. 15th century	... confirmavi Know all men present and future ... have given, granted and confirmed				
Grant or conveyance (after 1845)	Parchment. Large up to c.1880, then smaller folded folios Usually deed poll, despite describing itself as 'This indenture'	AB 'as beneficial owner hereby conveys' unto CD...	Yes	For ever	May include covenants and provisos	Often includes a plan of the premises drawn onto one of the folios or attached
Lease	1845-1925 Parchment - paper by 19th century. Indented top edge All dates.	Ad firmam dimisi Demised, granted, set and to farm let	Sometimes	Specified number of years [lease for years] Or For the term of named people's lives [lease for lives]	Will normally include covenants relating to the maintenance of the property	Yielding and paying ... a certain amount of rent per annum and/or services
Lease and release	Two parchment documents, usually dated on subsequent days, sometimes folded separately and sometimes sewn together. Lease normally smaller than release Indented top edges 1535-1845	Lease: have bargained and sold Release: hath granted bargained, sold, alienated, released and confirmed ... in his actual possession by virtue of a bargain and sale dated the day next before the date of	Lease: 5s or 10s (nominal rent) Release: full consideration money	Lease: usually one year, sometimes a few months Release: for ever	Often, covenants of warranty, quiet possession and further assurance of title	Lease: may state that it is to allow lessor to take possession Release: may go on to detail the purpose of the conveyance (for a mortgage, feoffment to uses, marriage

Letter of attorney	Parchment or paper. Straight top edge All dates	these presents Fecisse et attornasse (attornasse deputasse et in loco meo posuisse)... meum verum legitimum attornatum Made, constituted, named and authorized... as my lawful attorney	No consideration	Time period sometimes stated, or until the thing is done	The thing to be done by the attorney is stated in detail	settlement etc.) Clauses can be part of other documents (e.g. feoffments)
Letters patent	Large. Parchment. Impressive illumination and portrait of monarch in top left corner Great Seal attached	Omnibus ad quos presentes litere pervenerint Salutem To all those to whom these present letters shall come, greeting	Consideration may be stated, or may not	Depends on the purpose of the letters patent - a grant would be for ever; an appointment for the life of the appointee etc.	May include covenants and provisos	-
Mortgage by conveyance	Parchment. Indented top edge In form of a feoffment, bargain and sale, or lease and release 17th century onwards	Bargained and sold Given, granted, sold [enfeoffed], aliened, released and confirmed	Yes (the consideration is the money lent on the mortgage)	For ever	Provided always ... [proviso for redemption of the property] Covenants and conditions regarding repayment	-
Mortgage by demise	Parchment. Indented top edge	Demised, granted, set and to farm let...	Yes (the consideration is the money lent on the mortgage)	Usually 500 or 1,000 years	Provided always ... [proviso for redemption of the	-

	In form of a lease				property]	
	17th century onwards				Covenants and conditions regarding repayment	
Recognizance / statute staple / statute merchant	Parchment or paper, with straight top edge. Often associated with other deeds from 16th century onwards Any date	Omnibus Christi/ Pateat Universis/ Noverint Universi ... remisisse, relaxasse et ... quiete clamasse Have remised (given, granted, bargained, sold) released and quitclaimed	Usually no consideration	n/a	May include a covenant to levy a fine	-
Requisitions on title	Usually parchment 13th century-1863	Noverint universi per presentes...t eneri et firmiter obligari Know all men by these presents...am held and firmly bound	Penal sum reserved to be paid if the conditions in the bond were not met	A time period might be stated	Specifies what is to be done in order to make the bond null and void	In addition, mentions penalties 'under the form of the statute', sometimes specifying statute merchant or statute staple
Statutory declaration	Mostly 19th century	Usually described as 'requisitions on title' at the top or on the cover	n/a	n/a	n/a	Requisitions in the left hand column; replies written in by another solicitor in the right hand column

Surrender	After 1835	... and I make this Solemn Declaration conscientiously believing the same to be true...	n/a	n/a	n/a	Signed by the declarer
Surrender	Parchment. Headed by name of a manorial court 17th century onwards	Do surrender into the hands of the Lord of the Manor	Not usually	According to the custom of this manor...	May include covenants and provisos	Signed by the steward of the manor
Tenancy agreement	Parchment - paper by 19th century. Indented top edge 17th century onwards	Demised, granted, set and to farm let	Sometimes	'From year to year'	Will normally include covenants relating to the maintenance of the property	Yielding and paying ... a certain amount of rent per annum and/or services
Will	Parchment or paper All dates	This is the last Will and Testament Probatum, approbatum. . Proved, approved	No consideration	n/a	n/a	Original will is signed and sealed. Probate copy has small probate certificate attached.