

authority to grant convey of the said land of premises of every part thereof
unto the said In. Byrd his heirs assigns forever the said Hardy Beal doth
covenant promise grant agree to give with the said In. Byrd that he the said
Hardy Beal of his been what he will from time to time of all times forever
hereafter at the reasonable request of and at the charge of the said In. Byrd
make good knowledge suffer execute any further deed or instrument in
writing as the said In. Byrd or his heirs or assigns be or their assigns
hereafter shall reasonably desire or advise for the further of better
assurance surety of confirming the land of premises above written to him
the said In. Byrd his heirs assigns forever of further the said Hardy Beal
to himself of them doth covenant promise grant agree to give with the said
In. Byrd his heirs assigns to save of keep harmless the said In. Byrd
his heirs assigns also the land of premises hereby bargained sold from
all further former bargained sales jointures donors titles of donors titles
statute judgments recognizance rights charges encumbrances of rent of profit or
other charge of encumbrances intanglements of what nature or
kind ever In witness whereof the said Hardy Beal hereunto hath set
his hand great the day of year above written

Signed sealed & delivered
in presence of
Abraham Joyner
In. Percell

Hardy Beal ^{his} { Seal }
Doack

At a court held for the county of Southampton the 11
day of June 1767

This indenture was acknowledged by the within named Hardy Beal
ordered to be recorded

Thomas G. [Signature]

Ruffin &
Esq.

This Indenture made the tenth day of March in the year of our Lord Christ
one thousand seven hundred & sixty seven between In. Ruffin of the city of Dorchester
in the County of Warrtha his wife of the one part & Edward Ephes eldest brother of her at last George
Ephes died of the county of Dorchester of the other part where as George Ephes died
in his lifetime did purchase of the said In. Ruffin the tract or parcel of land here
in after mentioned of by this deed now conveyed for the consideration of four hundred
& thirty pounds of the money of Virginia but no conveyance was ever made him
of the same neither was the whole consideration money by him paid before
his death to the said In. Ruffin of the particular agreement between them con-
cerning it was that a good & indefeasible estate in fee simple of in the said land should