Hall late of Baltimore County aforesaid deceased of the 3d
part and John Talbott of the County and State aforesaid of the 4th
other part. Whereas the Lands property and premises hereinafter
particularly described with the appurtenances
have been sold to the said John Talbott Jr and in consideration of
the sum of Five thousand Five hundred and Forty Seven dollars lawful
money of the United States which has been duly paid to
paid by him as is hereby acknowledged Therefore
these presents are executed, Now This Indenture Witnesseth
that in Consideration of the above recited premises and of the sum
of Five thousand lawful money of the United States to the said
parties hereto of the first second and 3d parts paid by the party
of the fourth part to these presents at or before the sealing and
delivery hereof the receipt whereof is hereby acknowledged the said
Joseph A Ramsay as Trustee aforesaid (at the request, and
by the direction and appointment of the said Charlotte Sefton
testified by her being a party to and signing sealing and delivering
these presents) hath granted bargained and sold aliened enfeoffed
and conveyed and by these presents (at the request and by the
direction of appointment aforesaid testified as aforesaid) grants
bargains and sells alienes enfeoffs and conveys and the said
parties hereto of the second and third part hereby according
to their respective rights and interests in the premises, grant
bargain and sell alien enfeoff convey and confirm
and by these presents do according to their respective rights
and Interests therein grant bargain and sell enfeoff convey
and confirm unto the said named John Talbott his Heirs
and assigns, all that piece or parcel of Land and lying in
Baltimore County aforesaid being part of his tract of Land
called "Edwards and Wells Valley" and Wells and the
enlargement which piece or parcel is designated and distinguished
in the return made by the Commissioner appointed by Baltimore
County Court to divide the Real Estate of John C H B Boone
as Lot No 1 Two, and was thereby allotted and assigned to
Nancy Disney and others as by reference to Liber W G No
191 folio 397 &c one of the Land Record Books Baltimore
County aforesaid will appear, and is in that return described
by the metes and bounds courses and distances following that
is to say Beginning for Lot No 1 at the Beginning of the
whole Survey Marked in the plat with the Letter A and
running thence with and bounding on said survey the three
following courses and distances to wit North 18 degrees West
54 perches North 30 degrees East 42 perches North 3 degrees
East 30 perches thence South 61 degrees West 157 perches
to intersect the 8 course of said Survey thence running with and

bounding on said course South 6 degrees 15 minutes and 55 perches
thence running to exclude the 8 acres of said Land purchased by
Stephen Talbott Boone of his father John Cockey Robert Barry Boone
South 62 degrees 30 minutes East 55 perches to the Nine line of the
above Survey thence running with and bounding on said line to the
Beginning containing and included in 80 acres of Land be the
same more or less also the above mentioned Parcel of Land so as
purchased by said Stephen Talbott Boone of his said father John
C H B Boone and be Exclusive any other Lands adjoining thereto or
roads connected therewith which the parties hereto of the first second
and 3d parts or any or either of them are entitled to interest in or
claim exclusive of the Land and the privilege of the Road which
by Patent bearing date as in about the 7 day of February 1828
and Recorded among the Land Records of Baltimore County Court
in Liber W G No 190 folio 497 &c were granted and conveyed by
Patrick Cowgill to Mary Boone otherwise called Elizabeth
Boone being the same Lands and premises which were granted
and conveyed to the said Samuel Waddins Hall by three several
Indentures or deeds of conveyance one of them from Mary Boone
alias Elizabeth Boone and others bearing date on or about the
29 day of May 1835 and recorded among the Land Records of
Baltimore County in Liber J K No 244 folio 436 &c another from
William Cullum and wife bearing date on or about the 9th day of
July 1835 and Recorded among the Land Records aforesaid in
Liber J K No 254 folio 365 &c, and the other from John C H B
Boone bearing date on or about the 18 day of May 1836 and
Recorded among the Land aforesaid in Liber J K No 262 folio 174 &c
and are the same Lands and premises mentioned or alluded
to and Release of Mortgage from Jacob Aber and Alexander
Maxwell Executors of Edward Aber deceased to the said Joseph
A Ramsay Trustee aforesaid bearing date the 13 day of August
1850 and Recorded among the Land Records aforesaid in Liber
A W B No 451 folio 85 &c Together with the Buildings and
improvements thereon respectively erected made or being and the
rights ways Woods roads Waters Water courses privileges
advantages and appurtenances thereto belonging or in any
wise appertaining and the reversion and reversions remain-
der and remainders rents issues and profits thereof and
all the Estate right title use trust possession property claim
and demand whatsoever both in Law and Equity of the
said parties hereto of the first second and third parts and
each of them in any character or any whatever of in and
out of the said Lands property and premises To Have and
To Hold the Lands roads property and premises above described
or mentioned and hereby granted and conveyed or meant or mentioned