

Fee Simple (Absolute) - Present &
future interest in same person
A and his heirs

Heirs -
Kin
Issue (descendants)
Collaterals -
Intestate
Escheat

Question 1

Blackacre
O owns Blackacre - 2 issue
A (daughter)
B (son)
B dies with a will, giving all
property to Wife
B has 3 children B1 (daughter), B2
(son), B3 (daughter)
A has A1 (son)
O dies without a will
1800 - Primogeniture --> B2
Today -->

A - 1/2

Where does B's half go?

B1 - 1/6, B2 - 1/6, B3 - 1/6

Numerus Clausus -

To A and the heirs of his body
(Fee Tail)

Alienable

Life Estate

Fee Simple -

(From O) To A and his heirs

Present Interest - A

Future Interest - A

O has NO interest

Life Estate

(From O) To A for life

Present Interest - A (for A's life)

Future interest - O (at A's death)

After A's death, what is O's estate?

O has Present & Future interest

(Fee Simple)

O Has fee Simple (O and his heirs)

(From O) To A for Life

A's Estate = Life Estate (Present)

O's Estate = Reversion (Future)-

Grantor

1. O Dies - O's heirs get reversion

2. A dies

O's heirs get fee simple

(From O) to A for life, then to B and his heirs

A's Estate = Life Estate (present)

B's Estate = **Remainder** in Fee

Simple (Future) - 3d party

A Dies

1. A's life estate goes to B

2. B now has LE (present) &

Remainder (future) --> Fee simple

- B dies. B's remainder goes to Bs' heirs

(From O) to A for life

1. A sells his interest to B

2. O sells his interest to B

B has fee simple (present & future)

A = life estate (present)

O = reversion (future)

B = life estate pur autre vie
(measured by A's life)

A dies - Blackacre goes to O

Jessie to Evelyn for Life

Evelyn has present interest life
estate

Jessie has reversion in fee simple
(future)

Evelyn dies

Jessie's heirs get reversion in fee
simple