

In the name of God Amen, I Charles Simms of the Town of Albany attorney at Law do make and ordain this my last will and Testament in manner following

Imprimis: my intention and desire that all the children which I shall have living at my death shall have and enjoy an equal part of my property

I therefore give and bequeath unto my son William Douglass Simms my daughter Catharine Simms and such other child or children that I shall have living at the time of my death and to their heirs all my property both real and personal to be equally divided between them. Next having the greatest confidence in my much loved wife Nancy Simms I give unto her during her widowhood the use and profits of my Estate both real and personal for her support and maintenance and for the support maintenance and education of my children with full power and authority to let on ground rent in fee simple all or any part of my property in the Town of Albany reserving the rent arising thereout and making the same payable to her during her widowhood and after her death a marriage to all my children living at my death and their heirs also to sell and dispose of my lands in the Western County and to apply the money arising therefrom to the purposes above mentioned if she cannot support herself and children and educate them gently without selling said lands in the Western County: If my beloved wife should enter into a second marriage I then give unto her such part of my estate and in the same manner as the Law allows to the widow of a person dying intestate I constitute and appoint my wife Nancy Simms Executrix of this my last will and Testament which is wholly written in my own hand writing. In witness whereof I have hereunto set my hand and seal this fourteenth day of July in the year of our Lord one thousand seven hundred and eighty six

Ch. Simms

Codicil to my will made this 27th day of January 1799
My Daughter Catharine having intermarried with Euthbert Powell since making my will my desire is that whatever sum of money or other property I have or may give in advance to them may be considered as part of her proportion of my estate. I also appoint my loving wife my son William Douglass Simms and my son in Law Euthbert Powell Executors of my last will and Testament with the same powers as to renting or selling my estate as is given in my will to my beloved wife and also with power to sell any other part of my real Estate not mentioned in my will if they shall think it most advantageous for my children to do so. In witness whereof I have hereunto set my hand and affixed my seal

Ch. Simms

my meaning and intention is that if my wife should be with child at the time of my death that such child shall have an equal part of my estate with my other children

Ch. Simms

Codicil to my will made this sixteenth day of December 1811 and wholly written in my own hand. In addition to my Executors herein before named I appoint my son John S. Simms one of the Executors of my will and I do authorize and empower my aforesaid Executors or such of them as may act to sell and convey all or any part of my real property of which I may be seized for the payment of my just debts. In witness whereof I have hereunto set my hand and affixed my seal

Ch. Simms

Codicil to my will made this Eleventh day of February 1817
Whereas I have made a conveyance to my son William Douglass Simms of one hundred and fifty acres of Land on Monticue Island in the State of Pennsylvania and whereas he has received and

and appropriated to his use sundry sums of money arising from the sales of my lands on Raccoon creek in the state of Pennsylvania my will and desire is that in a division of my estate such sums so appropriated to his use and the one hundred and fifty acres of land aforesaid conveyed to him, shall be considered as part of his proportion of my estate. In witness whereof I have hereunto set my hand and affixed my seal to this Codicil wholly written by my own hand

Ch. Simms

At a session of the Orphans Court for the County of Alexandria in the District of Columbia the 8th day of May 1820 this last Will and Testament of Charles Simms deceased was presented to the Court by Nancy Simms Executrix, Bathbert Powell and John D. Simms and William Douglass Simms the Executors therein named and proved in due form of law by Thomas Sumner, Robert S. Taylor and Alexander Henderson to be wholly written and signed by the Testator as well as the Codicils thereto annexed and the same were ordered to be recorded. And the said Executrix and Executors renounced their appointment and refused to act whereupon Letters of Administration with the will annexed were granted to Richard Wallack he having given bond and security according to law

A. Moore
Reg. Wills

I Nancy Simms Widow and one of the Legatees of Charles Simms late of Alexandria County deceased, do hereby declare that it will not take or accept the provision made for me by the Will of the said Charles Simms or any part thereof, and I do hereby renounce all benefit which I might claim by the said Will reserving to myself my right of dower and my right to distribution under the 23rd section of the Statute of Virginia, Entitled "an act to reduce into one the several acts concerning Wills, the distribution of intestates estates, and the duties of Executors and administrators" and other rights which I may have. And I do refuse to act as Executrix and renounce my appointment as such. In Testimony whereof I have

have hereunto set my hand and seal this 6th day of May 1820
Sealed & Delivered
in presence of
W. D. Simms
Richard H. Clayett
Nancy Simms

District of Columbia Set
As it is remembered that on the day the sixth of May 1820 before me Alexander Moore Register of Wills for the County of Alexandria in the District of Columbia came William D. Simms and Richard H. Clayett witnesses to this deed of renunciation, and made oath according to law, that Nancy Simms Widow of Charles Simms deceased acknowledged the same in their presence to be her act and deed.
Alex. Moore
Reg. Wills

KNOW all Men by these presents that we Richard Wallack William D. Simms and William Robert Jr. are held and firmly bound unto Robert Young Esquire Judge of the Orphans Court of Alexandria County in the District of Columbia and his successors in office in the sum of two thousand dollars lawful money of the United States to the payment whereof well and truly we made ourselves and heirs executors and administrators jointly and severally firmly by these presents sealed with our seals and dated this 8th day of May 1820

The Condition of the above obligation is such that if the above bounden Richard Wallack shall well and truly perform the office of Administrator with the Will annexed of Charles Simms late of Alexandria County deceased according to law and shall in all respects discharge the duties of him required by law as Administrator aforesaid without any injury or damage to any person interested in the faithful performance of said office then the above obligation shall cease, it shall otherwise remain in full force and virtue in law
Richard Wallack
W. D. Simms
William Robert
Sealed & Delivered
in presence of