**Estates and Future Interests**  
A Visual Guide to the Majority Rules of U.S. Property Law

### Transfers of Fee Simple Absolute ("FSA")

<table>
<thead>
<tr>
<th>#</th>
<th>Party</th>
<th>Description</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>O's FSA</td>
<td>&quot;to A&quot; in sale, gift, + intestate succession</td>
<td>adverse possession by A or will motive to A of A's body</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>taking &quot;to A&quot; with undue restraint contra or orally</td>
</tr>
</tbody>
</table>

**Note:** transfers of lesser estates take similar form.

### Fee Simple ("FS") Defeasible Estates

<table>
<thead>
<tr>
<th>#</th>
<th>Party</th>
<th>Description</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>O's FSA</td>
<td>&quot;to A [limited in durational terms]&quot;</td>
<td>O's possibility of reverter in FSA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A's FS determinable</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>O's FSA</td>
<td>&quot;to A [limited in conditional terms]&quot;</td>
<td>O's right of entry in FSA [Note: not automatic]</td>
</tr>
<tr>
<td></td>
<td></td>
<td>A's FS subject to condition subsequent</td>
<td></td>
</tr>
</tbody>
</table>
| 4 | O's FSA | "to A [limited in any terms] then to B" | B's executory interest in FSA  
|   |   | A's FS subject to executory limitation |   |

**Note:** lesser defeasible estates take similar form.

### Fee Simple ("FS") Estates Subject to Executory Limitations

<table>
<thead>
<tr>
<th>#</th>
<th>Party</th>
<th>Description</th>
<th>Condition</th>
</tr>
</thead>
</table>
| 5 | O's FSA | "to A [upon a condition]" | A's springing executory interest in FSA  
|   |   | O's FS subject to a springing executory interest | B's FSA  
|   |   | O's defeasibly vested remainder in FSA |   |
| 6 | O's FSA | "to A, but [upon a condition] to B" | A's vested remainder in FSA subject to divestment  
|   |   | A's FS subject to a shifting executory limitation | B's FSA  
|   |   | A's FSA  |
| 7 | O's FSA | "to A for life, then if B [satisfies a condition] to B" | B's springing executory interest in FSA  
|   |   | O's FS Defeasible | A's Life Estate  
|   |   | A's FSA  |

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v. 2010.10  
p. 1/2
Life Estates ("LE"s)

8
O's FS

"to A for life"

O's indefeasibly vested reversion in FS

A's LE

9
O's FS

"to A for life, then to B"

B's indefeasibly vested remainder in FS

A's LE

B's FS

10
O's FS

"to A for life, then to B [upon a condition]"

B's contingent remainder in FS

O's defeasibly vested reversion in FS

A's LE

B's FS

B's FS

C's FS

11
O's FS

"to A for life, then to B [upon a condition], else to C"

B's alternative contingent remainder in FS

C's alternative contingent remainder in FS

A's LE

B's FS

B's FS

C's FS

12
O's FS

"to A for life, then to B and [as-yet unascertained takers]"

B's remainder in FS

members' shared FS

vested subject to open

A's LE

B's FS

other (if any) class members' executory interests in FS

members' shared FS

members' shared FS

13
O's FS

"to A for life, then to [as-yet unascertained takers]"

first (if any) class member's contingent remainder

members' shared FS

in FS subject to open

A's LE

member's FS

other (if any) class members' executory interests in FS

members' shared FS

members' shared FS

O's FS

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O's FS

"to A for life, then to B [limited in durational terms]"

B's remainder in FS

vested subject to limitational defeasance

O's defeasibly vested reversion in FS

A's LE

B's FS

15
O's FS

"to A for life, then to B, but [upon a condition] to O"

B's remainder in FS

vested subject to divestment

O's defeasibly vested reversion in FS

A's LE

B's FS

16
O's FS

"to A for life, then to B, but [upon a condition] to C"

B's remainder in FS

vested subject to divestment

C's shifting executory interest in FS

A's LE

B's FS

C's FS

Notes

Time flows from left to right.
Transfers flow down.
Future interests flow up.
Lines trace exclusive alternatives.

Notes

Text = Property (7th ed., Duke... eds.) / = legally invalidated
A, B, C = owners
RAP = Rule Against Perpetuities
= continues indefinitely
R = interest subject to RAP

Thanks to: Chapman 2010§31Ls, Ken Stahl, Donald Kochan

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