

P. G. L., (1860,) art 24, sec. 9. 1856, ch. 154, sec. 24.

**9.** All deeds conveying real estate which shall contain the names of the grantor and grantee, or bargainor and bargainee, a consideration in cases where a consideration is necessary to the validity of a deed, and a description of the real estate sufficient to identify the same with reasonable certainty, and the interest or estate intended thereby to be conveyed, shall be sufficient, if executed, acknowledged and recorded as herein required.

Ibid. sec 10. 1856, ch. 154, sec. 25.

**10.** Every deed conveying real estate shall be signed and sealed by the grantor or bargainor, and attested by at least one witness.

*Carrico v. Farmers & Merchants' Bank*, 33 Md. 235. *Brydon v. Campbell*, 40 Md. 331. *Riswick v. Goodhue*, 50 Md. 61.

Ibid. sec. 11. 1856, ch. 154, secs. 10-11.

**11.** No words of inheritance shall be necessary to create an estate in fee simple, but every conveyance of real estate shall be construed to pass a fee simple estate, unless a contrary intention shall appear by express terms or be necessarily implied therein.

*Hawkins v. Chapman*, 36 Md. 83. *Foos v. Scarf*, 55 Md. 311.

Ibid. sec. 12. 1856, ch. 154, secs. 12-26.

**12.** The word "grant," the phrase "bargain and sell," in a deed, or any other words purporting to transfer the whole estate of the grantor, shall be construed to pass to the grantee the whole interest and estate of the grantor in the lands therein mentioned, unless there be limitations or reservations, showing, by implication or otherwise, a different intent.

*Worthington v. Lee*, 61 Md. 539.

Ibid. sec 13. 1856, ch. 154, secs. 96-97.

**13.** Every deed of any of the interests or estates mentioned in the first section of this article shall be recorded within six months from its date, in the county or city in which the land affected by such deed lies; and where it lies in more than one county, or in