

creditors of such grantor and his heirs, who shall become so after the recording of such deed or conveyance, the same validity and effect as if recorded within the time hereinbefore prescribed; this section to apply to all deeds executed and acknowledged according to law, whether before or after the adoption of this code.

*Brydon v. Campbell*, 40 Md. 331. *Carson v. Phelps*, 40 Md. 73. *Pfeaff v. Jones*, 50 Md. 263. *Stanhope v. Dodge*, 52 Md. 485. *Dodge v. Stanhope*, 55 Md. 116. *Brown v. Stewart*, 56 Md. 431.

P. G. L., (1860,) art. 24, sec. 20. 1831, ch. 304.

**20.** When the grantee, his heir or executor, in any deed or conveyance, shall take possession of the lands purporting to be conveyed thereby, such deed or conveyance, after being recorded, (though not recorded within six months,) shall have against all persons, from the time of taking possession as aforesaid, the same effect and validity, to all intents and purposes, as if the same had been recorded in proper time; nothing herein, however, to affect in any manner the preferences and priorities declared and given in section 16 of this article.

*Bryan's Lessee v. Harvey*, 18 Md. 113.

*Ibid.* sec. 21. 1831, ch. 304.

**21.** But as against all creditors who have become so before the recording of such deed or conveyance, and without notice of the existence thereof, such deed or conveyance shall have validity and effect only as a contract for the conveyance or assurance of the estate, interest or use, purported by such deed or conveyance to be conveyed or assured.

*Phillips v. Pearson*, 27 Md. 242. *Johnston v. Canby*, 29 Md. 211. *Carson v. Phelps*, 40 Md. 73. *Sixth Ward Bldg. Asso. v. Wilson*, 41 Md. 514.

*Ibid.* sec. 22. 1860, ch. 133, sec. 2.

**22.** When any deed has been acknowledged before a commissioner, appointed to take the acknowledgment of deeds out of the State, whether the commissioner had qualified or not by taking the oath and transmitting his signature and the impression of his seal to the secretary of State, as required by law, the same shall be as valid as if said commissioner had been duly qualified and was duly authorized to take acknowledgments of deeds; and when any commissioner to take acknowledgments of deeds out of this