

State, had duly qualified and was acting as such previous to the passage of the act of eighteen hundred and fifty-two, chapter one hundred and six, and continued so to act, without having qualified as required by the said act, and as such commissioner took the acknowledgment of any deed or mortgage, such deed or mortgage shall be as valid as if the said commissioner had been duly qualified to act at the time of the taking of such acknowledgment, or doing any other official act.

P. G. L., (1860,) art. 24, sec. 23. 1715, ch. 47, sec. 4. 1794, ch. 57.

23. Neither livery of seisin nor indenting shall be necessary to the validity of any deed.

Paca's Lessee v. Forward, 2 H. & McH. 175. *Smith's Lessee v. Steele*, 3 H. & McH. 103. *Gitting's Lessee v. Hall*, 1 H. & J. 14. *Tyson v. Rickard*, 3 H. & J. 109. *Hudson v. Warner*, 2 H. & G. 415. *Matthews v. Ward*, 10 G. & J. 443. *Barry v. Hoffman*, 6 Md. 78. *Phelps v. Phelps*, 17 Md. 134. *Sixth Ward Bldg. Ass'n. v. Wilson*, 41 Md. 506.

Ibid sec 24. 1782, ch. 23,

24. Any person seized of an estate tail, in possession, reversion or remainder, in any lands, tenements or hereditaments, may grant, sell and convey the same in the same manner and by the same form of conveyance as if he were seized of an estate in fee simple; and such conveyance shall be good and available, to all intents and purposes, against all persons whom the grantor might debar by any mode of common recovery, or by any ways or means whatsoever.

Paca's Lessee v. Forward, 2 H. & McH. 175. *Hopkins' Lessee v. Threlkeld*, 2 H. & McH. 443. *Calvert's Lessee v. Eden*, 2 H. & McH. 279. *Ridgely v. McLaughlin*, 3 H. & McH. 220. *Todd v. Pratt*, 1 H. & J. 465. *Laidler v. Young's Lessee*, 2 H. & J. 69. *Smith v. Smith*, 2 H. & J. 314. *Jones v. Jones*, 2 H. & J. 281. *Brogden v. Walker*, 2 H. & J. 285. *Howard v. Moale's Lessee*, 2 H. & J. 249. *Partridge v. Dorsey's Lessee*, 3 H. & J. 302. *Carroll's Lessee v. Maydwell*, 3 H. & J. 292. *Newton v. Griffith*, 1 H. & G. 112. *Chase's Case*, 1 Bl. 230. *Maslin v. Thomas*, 8 Gill, 23. *Key's Lessee v. Davis*, 1 Md. 41. *Posey's Lessee v. Budd*, 27 Md. 477.

Ibid sec. 25. 1856, ch 154, sec. 21.

25. Every power of attorney authorizing an agent or attorney to sell and convey any real estate, shall be attested and acknowledged in the same manner as a deed, and recorded with the deed