

intention shall appear by express terms or be necessarily implied therein.

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

1888, art 21, sec. 12. 1860, art. 24, 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. 1860, art. 24, 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 the city of Baltimore and a county, it shall be recorded in all the counties and the said city in which such land lies.

*Smith's Lessee v Smith*, 3 H & McH. 103. *Smith's Lessee v. Steele*, 3 H & McH. 103. *Hoddy's Lessee v. Harryman*, 3 H. & McH. 581. *Gassaway v. Dorsey*, 4 H. & McH. 405. *Carroll's Lessee v. Norwood*, 1 H. & J. 167. *Cheney's Lessee v Watkins*, 1 H. & J. 527. *Owings v. Norwood's Lessee*, 2 H. & J. 96. *Bradford's Lessee v. McComas*, 3 H. & J. 444. *Crawford v. State*, 6 H & J. 231. *Hurn v. Soper*, 6 H. & J. 276. *Mundell v. Perry*, 2 G. & J. 193. *Burke v. Negro Joe*, 6 G. & J. 136. *Salmon v. Clagett*, 3 Bland, 125. *U. S. Ins. Co. v. Shriver*, 3 Md. Ch. 381. *Budd v. Brooke*, 3 Gill, 198. *Mann v. Martin*, 4 Md. 124. *Winchester v. Balto. & S. R. R. Co.*, 4 Md. 231. *Johns v. Scott*, 5 Md 81. *Barry v. Hoffman*, 6 Md. 78. *Burgess v. Lloyd*, 7 Md. 178. *General Ins. Co. v. U. S. Ins. Co.*, 10 Md. 517. *Berry v. Matthews*, 13 Md. 537. *Cooke's Lessee v. Kell*, 13 Md. 469. *Farquharson v. Eichelberger*, 15 Md 73. *Bryan's Lessee v. Harvey*, 18 Md. 130. *Colvin v. Warford*, 20 Md. 396. *Hoopes v. Knell*, 31 Md. 550. *Sixth Ward Bldg. Ass'n v. Wilson*, 41 Md. 506. *Stiefel v. Barton*, garn, 73 Md 409. *Nickel v. Brown*, 75 Md. 172.

*Ibid.* sec. 14. 1860, art. 24, sec. 14. 1856, ch 154. sec. 100.

**14.** Every deed of real property, when acknowledged and recorded as herein directed, shall take effect as between the parties thereto from its date.

*Carroll's Lessee v Norwood*, 1 H & J 167. *Jones v. Jones*, 2 H. & J. 281. *Wickes v. Caulk*, 5 H. & J. 36. *Betts v Union Bank*, 1 H. & G. 175. *Glenn v. Grover*, 3 Md. 212. *Barry v. Hoffman*, 6 Md. 78. *Henderson v. M. & C. C.*