

1888, art. 21, sec. 21. 1860, art. 24, 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. *Johnson v. Canby*, 29 Md. 211. *Carson v. Phelps*, 40 Md. 73. *Sixth Ward Building Assco. v. Wilson*, 41 Md. 514. *Nickel v. Brown*, 75 Md. 187.

Ibid. sec. 22. 1860, art. 24, 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 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.

Ibid. sec. 23. 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. *Gittings' 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. 1860, art 24, 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