

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. *Calvert's Lessee v. Eden*, 2 H. & McH. 279. *Ridgely v. McLaughlin*, 3 H. & McH. 220. *Hopkins' Lessee v. Threlkeld*, 3 H. & McH. 443. *Todd v. Pratt*, 1 H. & J. 465. *Laidler v. Young's Lessee*, 2 H. & J. 69. *Howard v. Moale's Lessee*, 2 H. & J. 249. *Jones v. Jones*, 2 H. & J. 281. *Brogden v. Walker*, 2 H. & J. 285. *Smith v. Smith*, 2 H. & J. 314. *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. *Masiln v. Thomas*, 8 Gill, 23. *Key's Lessee v. Davis*, 1 Md. 41. *Posey's Lessee v. Budd*, 2 Md. 477.

1888, art. 21, sec. 25. 1860, art. 24, 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 executed in pursuance of such power of attorney; but a corporation shall have power to appoint an attorney for the same purpose by its corporate seal.

Elliott v. Osborn, 1 H. & McH. 146. *Onion's Lessee v. Hall*, 1 H. & McH. 173. *Davidson's Lessee v. Beatty*, 3 H. & McH. 594. *Harper v. Hampton*, 1 H. & J. 622. *Smith's Lessee v. Perry*, 1 H. & J. 706. *Citizens' F. Ins. Co. v. Doll*, 35 Md. 89. *Rosenthal v. Ruffin*, 60 Md. 326.

Ibid. sec. 26. 1860, art. 24, sec. 26. 1856, ch. 154, sec. 22.

26. Such power of attorney shall be deemed to be revoked when the instrument containing the revocation is recorded in the office in which the deed should properly be recorded.

Ibid. sec. 27. 1860, art. 24, sec. 27. 1856, ch. 154, sec. 23.

27. Any person executing a deed conveying real estate, as agent or attorney for another, shall describe himself in and sign the deed as agent or attorney.

Citizens' F. Ins. Co. v. Doll, 35 Md. 89. *Posner v. Bayless*, 59 Md. 56.

Ibid. sec. 28. 1865, ch. 47.

28. Every bond, writing obligatory or contract for the conveyance of real estate, or any interest or estate of, in, or relating to real estate, and every bond, writing obligatory or contract for the leasing and demising for any term of years, of real estate, may be executed, acknowledged and recorded in the same manner as deeds of real estate are required by this article