

orphans' court in this State; provided, that an authenticated copy of the said last will and testament shall have been filed and recorded in the office of the register of wills of the county where the lands lie; and provided further, that full authority was given by the said last will and testament to the executors to sell and convey the said real estate.

Norment *v.* Brydon, 44 Md. 112. Smith *v.* Montgomery, 75 Md 138. Wingert *v.* Zeigler, 91 Md. 326.

### Defective Conveyances.

1888, art. 21, sec. 79. 1880, ch. 256, sec. 1.

**80.** All deeds, mortgages and other conveyances, made and executed in the State of Maryland since the twenty-second day of March, in the year eighteen hundred and sixty-seven, which were executed and acknowledged before any justice of the peace duly commissioned and qualified for any county or city in this State, and which deeds, mortgages and other conveyances were recorded in the county or city where the lands or other property, in whole or in part, are situated, shall have the same effect and operation in law, and be as valid to all intents and purposes, as if the justice of the peace before whom the same was acknowledged, was, at the time of such acknowledgment, a justice of the peace duly commissioned and qualified according to law, for the county or city in which the lands or other property were situated, or in which the grantors in such deed, mortgage or other conveyance, resided, saving and reserving the rights of creditors and *bona fide* purchasers, without notice.

Wingert *v.* Zeigler, 91 Md. 326.

*Ibid.* sec. 80. 1880, ch. 256, sec. 2.

**81.** All deeds, mortgages and other conveyances, executed and acknowledged by the grantors since the twenty-second day of March, in the year eighteen hundred and sixty-seven, in the county or city in this State in which the grantors then resided, before any other justice of the peace of any other county or city in this State, duly commissioned and qualified, shall be as valid, to all intents and purposes, as if acknowledged in the county or city where the lands or other property, in whole or in part, are situated, before a justice of the peace of said county or city, or as if acknowledged before a justice of the peace of the county or city in which the grantors resided, saving and reserving the rights of creditors and *bona*