

CHAPTER 154.

Passed
Mar. 10, 1854.

AN ACT to make valid a deed from Jeremiah A. Grimes and Elizabeth Grimes to Nathaniel M. Marden of Prince George's county.

Preamble.

WHEREAS, Jeremiah A. Grimes and Elizabeth Grimes his wife, by their deed bearing date on the ninth day of January in the year of our Lord one thousand eight hundred and forty-five, and recorded in Liber J. B. B., number four, folios one hundred and forty-five, one hundred and forty-six, and one hundred and forty-seven, one of the land records of said county, did convey to a certain Nathaniel M. Marden of said county, the real estate therein mentioned; *and whereas*, the said Jeremiah A. Grimes, in executing said deed, signed his name Alfred Grimes instead of Jeremiah A. Grimes his true and lawful name; *and whereas*, the justices of the peace, before whom said deed was acknowledged, omitted to state in said acknowledgment, that the said Elizabeth Grimes, signed and sealed said deed or indenture before them out of the presence and hearing of her said husband as required by law, and it is feared that by reason of said defect or omissions no title passed by said deed; Therefore,

Deeds made
valid.

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That the said omissions, be, and the same are hereby cured, and the said deed is hereby made as good and valid in law to all intents and purposes as if the said Jeremiah A. Grimes had signed and sealed said deed in his full, true and lawful name, and said justices had certified in said acknowledgment that said Elizabeth Grimes, had signed and sealed said deed before them, out of the presence and hearing of her said husband; *Provided*, nothing in this act contained, shall affect the rights of bona fide purchasers without notice before the passage of this act.

Proviso.

In force.

SEC. 2. *And be it enacted*, That this act shall take effect from its passage.