

4-107. Powers of attorney.

*Every power of attorney executed by any person authorizing an agent or attorney to sell and convey any property shall be executed in the same manner as a deed and recorded with or prior to the deed executed pursuant to the power of attorney. Any person executing a deed as agent or attorney for another shall describe himself in and sign the deed as agent or attorney. A 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 be recorded.*

4-108. Abolition of straw deeds in certain cases.

(a) *Any interest in property may be conveyed by one or more persons, as grantors, to themselves alone, or to himself or themselves and another person or persons, as grantees, in joint tenancy, tenancy in common or tenancy by the entireties without the use of a straw man as an intermediate grantee-grantor. All such conveyances whether made before or after the effective date hereof are ratified, confirmed, and declared valid as having created the type of concurrent ownership that the conveyance purports to convey.*

(b) *Any interest in property held by a husband and wife in tenancy by the entireties may be conveyed, (1) by both acting jointly, to themselves, or to themselves and another person or persons, in joint tenancies or tenancy in common, (2) by both acting jointly, to either husband or wife and another person or persons in joint tenancy or tenancy in common, and (3) by either acting individually to the other in tenancy in severalty, without the use of a straw man as an intermediate grantee-grantor. All such conveyances whether made before or after the effective date hereof are ratified, confirmed, and declared valid as having created the type of ownership that the conveyance purports to convey.*

4-109. Defective Conveyances.

*Unless the formal requisites of any instrument recorded before ~~July 1, 1972~~ JANUARY 1, 1973, are challenged in a judicial proceeding commenced by July 1, 1973, the failure to comply with any such formal requisites shall have no effect. Such formal requisites are: defective acknowledgement, failure to attach any clerk's certificate, omission of a notary seal or any other seal, lack of or improper acknowledgement or affidavit of consideration OR AFFIDAVIT OF AGENCY or disbursement, or omission of an attestation. Unless the formal requisites of any instrument recorded on or after ~~July 1, 1972~~ JANUARY 1, 1973 (whether or not such instrument was executed on or after such date) are challenged in a judicial proceeding commenced within six months after it is recorded, the failure to comply with such formal requisites shall have no effect. The formal requirements referred to in this Section for deeds or other instruments recorded on or after ~~July 1, 1972~~ JANUARY 1, 1973 are as set forth in this Article.*

*Subtitle 2. Forms*

4-201. General rule.

*The forms contained herein, or forms to like effect, or any other forms not inconsistent with the rules of law, shall be sufficient*