

to the deed such certificate, and the certificate shall be recorded with the deed.

Lewis' Lessee v. Waters, 3 H. & McH. 432. *Beall v. Lynn*, 6 H. & J. 355. *Sitler v. McComas*, 66 Md. 139.

1888, art. 21, sec. 7. 1860, art. 24, sec. 7. 1856, ch. 154, sec. 88.

7. To every certificate of acknowledgment, taken without this State, before the judge of any court having a seal, the seal of such court shall be affixed.

Ibid. sec. 8. 1860, art. 24, sec. 8. 1856, ch. 154, sec. 89.

8. The certificate of acknowledgment shall contain :

1st. The name of the person making the acknowledgment.

2d. The official style of the officer taking the acknowledgment.

3d. The time when it was taken.

4th. A statement that the grantor acknowledged the deed to be his act, or made an acknowledgment to the like effect.

Kelly v. Rosenstock, 45 Md. 389. *Frostburg Mut. Bldg. Ass'n v. Brace*, 51 Md. 510.

Ibid. sec. 9. 1860, art. 24, sec. 9. 1856, ch. 154, sec. 24.

9. All deeds conveying real estate which shall contain the names of the grantor and grantee, or bargainor and bargainee, a consideration in cases where a consideration is necessary to the validity of a deed, and a description of the real estate sufficient to identify the same with reasonable certainty, and the interest or estate intended thereby to be conveyed, shall be sufficient, if executed, acknowledged and recorded as herein required.

Harding v. Allen, 70 Md. 395. *Bay v. Posner*, 78 Md. 47.

Ibid. sec. 10. 1860, art. 24, sec. 10. 1856, ch. 154, sec. 25.

10. Every deed conveying real estate shall be signed and sealed by the grantor or bargainor, and attested by at least one witness.

Carrico v. Farmers & Merchants' Bank, 33 Md. 235. *Brydon v. Campbell*, 40 Md. 331. *Biswick v. Goodhue*, 50 Md. 61.

Ibid. sec. 11. 1860, art. 24, sec. 11. 1856, ch. 154, secs. 10, 11.

11. No words of inheritance shall be necessary to create an estate in fee simple, but every conveyance of real estate shall be construed to pass a fee simple estate, unless a contrary