

*and Mortgages, the same are declared to be of no force or effect in Law except against the Grantor or Grantees, and his or their Heirs, unless such Deeds of Sale, Conveyances and Mortgages shall have been recorded in the Register Office for the said Island, within the time thereby limited:*

*And Whereas* irreparable injuries might arise to persons who, from accident or otherwise, have not caused such Deeds and Conveyances to be registered within such time:

*I. Be it therefore enacted, by the Lieutenant Governor, Council and Assembly, That* from and after the passing of this Act, no person or persons claiming, or to claim, any Estate, Right, Title or Interest, in or to any Lands, Tenements or Hereditaments in this Island, by virtue of any Deed of Sale, Grant, Lease, Release, Mortgage, Settlement, or other Deed or Conveyance in the Law, duly made and executed, shall be hindered or prevented the full benefit and advantage thereof, *although the same be not registered within the time by Law limited*, unless the Lands, Tenements or Hereditaments thereby meant and intended to be conveyed and assured shall have become charged or incumbered, by Deed of Sale, Grant, Lease, Release, Mortgage, Settlement, or other Conveyance, Attachment, Judgment, Execution or otherwise, by due operation of Law, before such first mentioned Deed of Sale, Grant, Lease, Release, Mortgage, Settlement, or other Deed of Conveyance shall be registered, any thing in the said Laws contained to the contrary notwithstanding.

*II. And Whereas* there are a number of *Grantees* of Town and Pasture Lots, and other Lands from the Crown, who, either from ignorance of the Register Laws, or from other causes, have not had their Deeds registered agreeable to the provision of the said Laws:

*Be it therefore enacted, That* all such Grants shall be, and they are hereby confirmed, any want of Registry of such Grants notwithstanding.