

2864
SPECIAL
WARRANTY DEED - BY CORPORATION

THIS INDENTURE, Made the 25th day of January, in the year of our Lord one thousand nine hundred and Sixty-seven, BETWEEN ATLAS MORTGAGE COMPANY, of the City of Philadelphia, County of Montgomery, a corporation organized and existing under the laws of the State of Pennsylvania, party of the first part, and Andrew Lee Davis, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of, to it in hand paid by the said party of the second part, the receipt wherein is hereby confessed and acknowledged, does by these presents, grant, bargain, sell, remise, release alien and confirm unto the said party of the second part, and heirs and assigns FOREVER, all that certain piece or parcel of land, situate and being in the Town of, County of Shelby, State of Alabama, known and described as follows, to-wit: Being at the Southeast corner of the Joe Swain lot at the intersection of said corner of said lot with the North R/W line of Shelby County Highway #62; thence run East along the North R/W line of said highway a distance of 52½ feet to a point; thence turn left and run West a distance of 52½ feet to a point; thence turn left and run South a distance of 420 feet to the point of beginning. Said parcel of real estate contains ½ acre, more or less, and being situated in Section 27, Township 19 South, Range 2 East, Shelby County, Alabama. Being the same parcel of land which was conveyed to Pioneer Finance Company by Foreclosure Deed dated June 19, 1963 and recorded in Book 226, Page 105 on July 11, 1963.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the said premises as herein described, with the appurtenances unto the said party of the second part, and to heirs and assigns, FOREVER.

AND the said party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part, heirs and assigns, that at the time of the sealing and delivery of these presents it is well seized of the above granted premises in FEE SIMPLE; that they are free from all encumbrances whatever, and that it will and its successors shall forever WARRANT AND DEFEND the same against all lawful claims whatsoever, of persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the said Atlas Mortgage Company has caused these presents to be signed in its name by its Vice President and Assistant Secretary, and sealed with its corporate seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

E. T. Sweeney
Sylvia Doree

ATLAS MORTGAGE COMPANY

BY: *E. T. Sweeney*
E. T. Sweeney, Vice President

ATTEST: *B. M. Feeley*
B. M. Feeley, Assistant Secretary

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

On this 25th day of January, in the year of our Lord, one Thousand nine hundred and Sixty-seven, before me, a Notary Public in and for said County, appeared E. T. Sweeney and E. M. Feeley, to me personally known, who, being by me duly sworn, did each for himself say that they are respectively the Vice President and Assistant Secretary of Atlas Mortgage Company, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said E. T. Sweeney and E. M. Feeley acknowledged said instrument to be the free act and deed of said corporation.

Helen C. Ryan
Notary Public

Notary Public, Chalfont Twp., Mont.
My Commission Expires January 20, 1968
RECORDED & FILED AS SHOWN ABOVE
JUDGE OF PROBATE
1967 MAR -6 AM 8:48
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED