



20090604000213580 1/3 \$554.00
 Shelby Cnty Judge of Probate, AL
 06/04/2009 01:45:12 PM FILED/CERT

Shelby County, AL 06/04/2009

State of Alabama

Deed Tax : \$537.00

5636, 217.00

This instrument prepared by and
 return to after recording:

Jay H. Clark, Esq.
 Wallace, Jordan, Ratliff & Brandt, L.L.C.
 800 Shades Creek Parkway, Suite 400
 Birmingham, Alabama 35209

Send Tax Notices To:

G.B.C., Incorporated
 804 Old Forge Road
 Chapin, South Carolina 29036

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and
 No/Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors,
CHARLES O. TIDMORE AND JOYCE V. TIDMORE, husband and wife (hereinafter, the
 "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby
 acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto
G.B.C., INCORPORATED, a South Carolina corporation (hereinafter, the "GRANTEE"), the
 following described real estate situated in Shelby County, Alabama, to-wit:

Lots 6 and 7, in Block 1, George's Keystone Subdivision as per map recorded in the
 Office of the Probate Judge of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 2009 and subsequent years, which are not yet due and payable.
2. Rights of parties in possession.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Easements, or claims of easements, not shown by the public records.
7. Title to all minerals within and underlying the premises, together with all mining

- rights and other rights, privileges and immunities relating thereto.
8. Declaration of Protective Covenants recorded in Deed Book 174, Page 32; Real Volume 186, Page 345 and Real Volume 198, Page 450.
 9. Transmission Line Permits to Alabama Power Company recorded in Deed Book 203, Page 238; Deed Book 103, Page 55 and Deed Book 187, Page 53.
 10. Easement to Southern Natural Gas recorded in Deed Book 91, Page 231.

TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

And GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against the claims of the GRANTOR and all others claiming by, through or under GRANTOR and subject to all matters of record.

IN WITNESS WHEREOF, GRANTOR has hereunto set their hands and seals this the 29th day of May, 2009.

GRANTOR:

Charles O. Tidmore
Charles O. Tidmore

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Charles O. Tidmore, an individual whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2009.

(SEAL)

Brenda H. Adams
Notary Public
My commission expires: 9-6-11

GRANTOR: (continued)

Joyce V. Tidmore
Joyce V. Tidmore

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Joyce V. Tidmore, an individual whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2009.

(SEAL)

Brenda H. Adams
Notary Public
My commission expires: 9-6-11