


This instrument was prepared by:
Bob Wheat, Vice President
Compass Bank
P. O. Box 10566
Birmingham, Alabama 35296


20021217000631490 Pg 1/1 31.00
Shelby Cnty Judge of Probate, AL
12/17/2002 13:04:00 FILED/CERTIFIED

STATE OF ALABAMA

STATUTORY WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **One hundred thousand and no/100 DOLLARS (\$100,000.00)** in hand paid by **Greg Weyandt and Deborah Dowdy Weyandt** (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama to wit:

Lot 11, according to the Survey of Carriage Hills, Phase II, as recorded in Map Book 13, page 129, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due October 1, 2003.
2. 35-foot building line, as shown by recorded map.
3. 10-foot easement on rear, as shown by recorded map.
4. Restrictions or Covenants, recorded in Real 262, page 22, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 105, page 252, Volume 105, page 253, Volume 14, page 456 and Volume 142, page 85, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company and South Central Bell by instrument recorded in Real 273, page 230, in the Probate Office of Shelby County, Alabama.
7. All rights of redemption arising from that certain foreclosure deed recorded in Instrument 20020620300720.
8. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.

\$80,000.00 of the above-mentioned purchase price was paid for from a Mortgage loan, which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and to their successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 12th. Day of December 2002.

ATTEST:

By: 
Its: Sr. Vice President

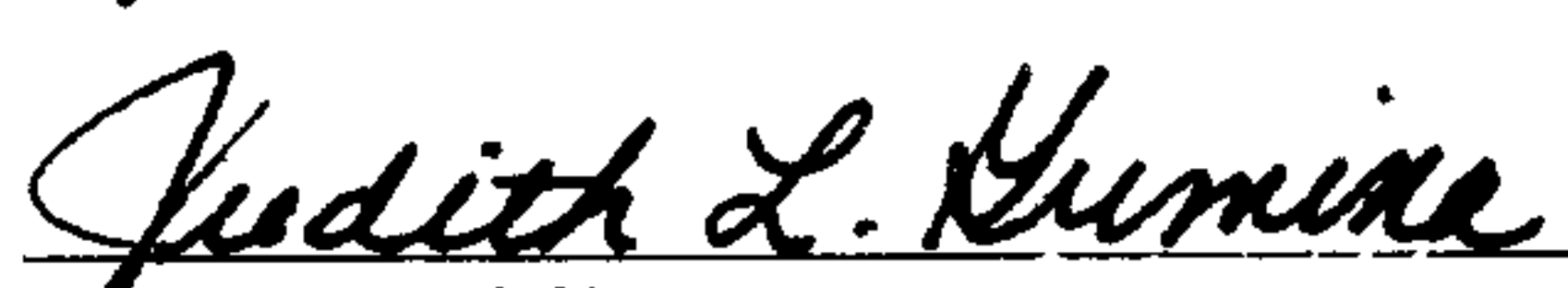
COMPASS BANK

By: 
Bob Wheat, Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Bob Wheat, whose name as Vice President of Compass Bank an Alabama banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the above and foregoing conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 12th. Day of December 2002.


Notary Public

MY COMMISSION EXPIRES MARCH 28, 2003