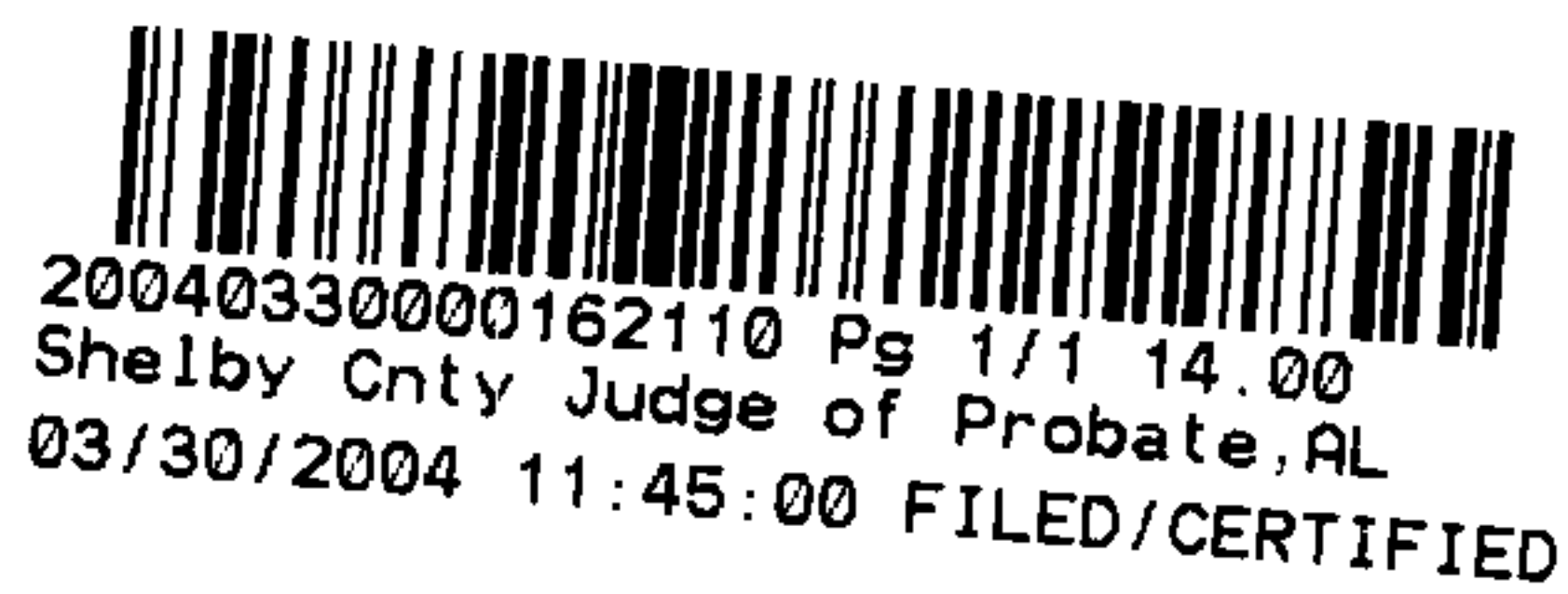


This instrument was prepared by:
Charles L. Denaburg, Esquire
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

The purpose of this deed is to
clear title to that certain property
conveyed by Foreclosure Deed recorded
in Inst # 20031202000782480.



QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Three Thousand and no/100 Dollars (\$3,000.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Todd E. Walborn and wife, Susan N. Walborn, hereby remise, release, quit claim, grant, sell, and convey to Compass Bank, as servicer for the Compass Residential Mortgage Trust Series 2000-1, (hereinafter called the Grantee), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21A, a resurvey of Lots 19, 20, and 21, according to the Survey of Lake Heather Estates, Givianpour’s Addition to Inverness, as recorded in Map Book 26, page 70, in the Probate Office of Shelby County, Alabama.

Said property formerly described as:

Lot 21, according to the Survey of Lake Heather Estates (Givianpour’s Addition to Inverness) as recorded in Map Book 16, Page 121 A, B & C, in the Probate Office of Shelby County, Alabama, together with a non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, recorded in Instrument # 1992-18226 and amended in Instrument # 1992-26078.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our hands and seals, this 16th day of March, 2004.

Witnesses:

Todd E Walborn (SEAL)
Todd E. Walborn

Susan N. Walborn (SEAL)
Susan N. Walborn

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd E. Walborn and wife, Susan N. Walborn, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2004.

Peggy D. Harding
Notary Public
My Commission Expires: 6/26/07

(SEAL)