


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

  
20040526000279500 Pg 1/1 192.50  
Shelby Cnty Judge of Probate, AL  
05/26/2004 08:31:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of SEVEN HUNDRED TWENTY FIVE THOUSAND and no/100 DOLLARS (\$725,000.00) in hand paid by James D. Hutton and Linda L. Hutton (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation, as Servicer for Compass Residential Mortgage Trust Series 2000-1, (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 21A, according to 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.

Subject to:

1. Ad valorem taxes due October 1, 2004.
2. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.
3. All rights of redemption arising from that certain foreclosure deed recorded in Instrument 20031202000782480.
4. All rights of redemption arising from that certain foreclosure deed recorded in Instrument 20040513000253160.
5. Private Subdivision Agreement with the City of Hoover, recorded in Instrument 1992-26077, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Deed Book 5, page 355; Deed Book 4, page 442 and Deed Book 48, page 427, in the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants as recorded in 1995-5892, 1<sup>st</sup> Amendment recorded in Instrument 1995-28543, Supplementary Declaration of Protective Covenants recorded in Instrument 1995-28544, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-0339, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-26258, Supplementary Declaration of Protective Covenants recorded in Instrument 1996-29192, amended by Instrument 1996-37928 and Supplementary Declaration of Protective Covenants recorded in Instrument 1996-37929, Supplementary Declaration of Protective Covenants recorded in Instrument 1999-38603, Supplementary Declaration of Protective Covenants recorded in Instrument 2000-4501, Supplementary Declaration of Protective Covenants recorded in Instrument 2000-1048, Supplementary Declaration of Protective Covenants recorded in Instrument 20031029000722160, in the Probate Office of Shelby County, Alabama.
8. Articles of Incorporation of Grande View Homeowners Association, recorded in Instrument 1995-5890 and By-Laws recorded in Instrument 1995-5891, in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights and rights incident thereto, Right of First Refusal, Release of Damages, Sinkhole and Covenant for storm water run-off control recorded in Instrument 1995-20396 and Instrument 1993-38518, in the Probate Office of Shelby County, Alabama.
10. Rights, easements, restrictions of covenants granted to Alabama Power Company, City of Alabaster and Francis M. Randall and Harriet Randall as referred to in that certain deed recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama.
11. Decree of Condemnation Case No. 28-197, Alabama Water and Gas vs. Kimberly-Clark Corporation as referred to in that certain deed recorded in Instrument 1994-26505 in the Probate Office of Shelby County, Alabama.
12. Right of way granted to Alabama Power Company recorded in Deed Volume 138, page 170, in the Probate Office of Shelby County, Alabama.

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 19<sup>th</sup> Day of May 2004.

ATTEST:

**COMPASS BANK, as Servicer for Compass Residential Mortgage Trust Series 2000-1**

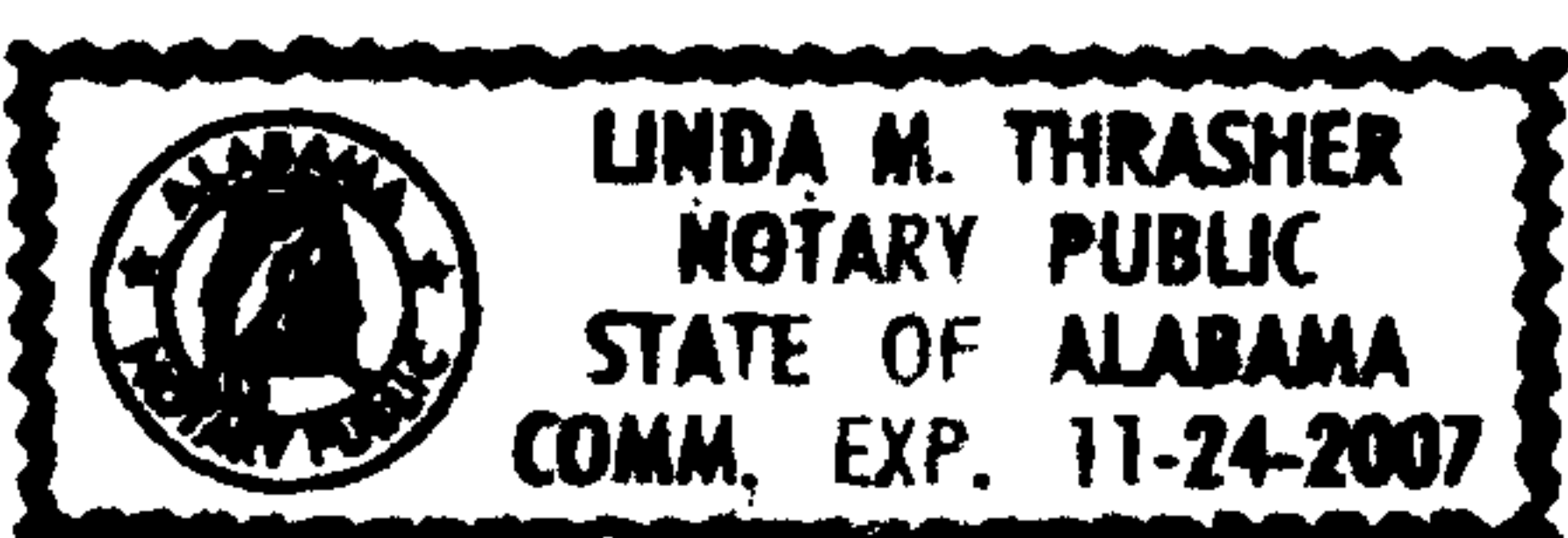
By:   
Its: SR. Vice President

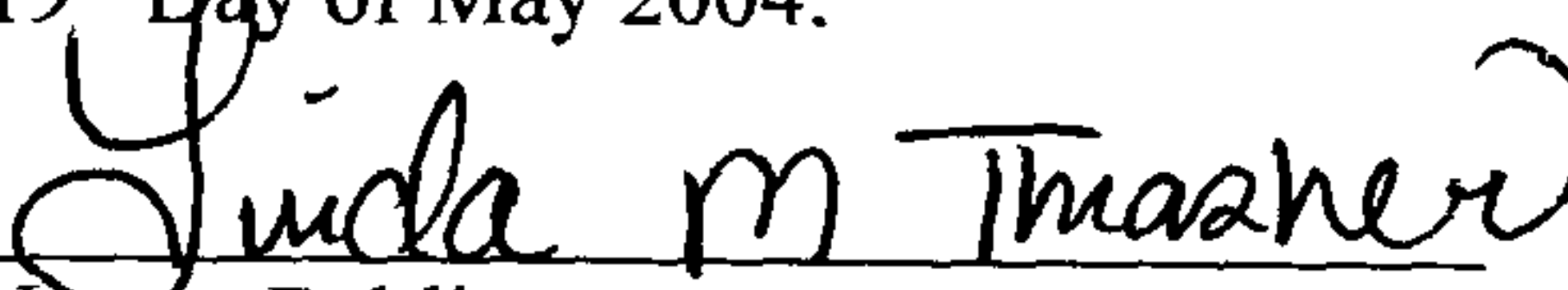
By:   
Bob Wheat, Vice President

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 19<sup>th</sup> Day of May 2004.



  
Notary Public  
Linda M. Thrasher