

This instrument prepared by:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, AL 35203
(205) 250-8400


Send Tax Notice To: _____

Jane Smith
1511 Raccoon Creek Road
Jasper, Alabama 35504

FORECLOSURE DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20071210000557900 1/3 \$150.00
Shelby Cnty Judge of Probate, AL
12/10/2007 02:23:18PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, THAT:

WHEREAS, heretofore on, to-wit: May 15, 1998, Kevin Henderson And Vivian E. Henderson, Husband And Wife, mortgagors, executed a certain mortgage to Compass Bank, which said mortgage is recorded in Instrument # 1998-18522, in the Office of the Judge of Probate of Shelby County, Alabama, said mortgage being transferred and assigned to Norwest Bank Minnesota, National Association (now known as Wells Fargo Bank Minnesota, National Association), in its capacity as trustee of the Compass Residential Mortgage Trust for the benefit of the Certificateholders under the Compass Residential Mortgage Trust Series 2000-1 (the "Trustee") by instrument recorded in Instrument # 20071022000488270 in said Probate Office, and being further transferred and assigned to Compass Bank, for the purposes of collection, including acceleration of maturity, foreclosure, and all other actions which are necessary, appropriate or convenient for the purpose of enforcing the obligation evidenced by the Mortgage, by instrument recorded in Instrument # 20071022000488280, in said Probate Office; and,

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Compass Bank, as servicer and nominee of the Trustee, did declare all of the indebtedness secured by said mortgage due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage, in accordance with the terms thereof, by publication in The Shelby County Reporter, a newspaper of general circulation in Shelby County, Alabama, in its issues of November 07, 14 and 21, 2007; and,

WHEREAS, on December 05, 2007, the day on which the foreclosure sale was due to be held under

the terms of said notice, during the legal hours of sale, said foreclosure was duly and properly conducted and the said Compass Bank, as servicer and nominee of the Trustee, did offer for sale and sell at public outcry, in front of the main entrance of the Courthouse in Shelby County, Alabama, all of its rights, title and interest in the property hereinafter described; and,

WHEREAS, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of CKS Renovations, Inc. in the amount of One Hundred Twenty-Seven Thousand and 00/100 Dollars (\$127,000.00), which sum was offered to be credited to the indebtedness secured by said mortgage, and said property was thereupon sold to CKS Renovations, Inc.; and,

WHEREAS, J. Todd Miner, agent and attorney-in-fact for Compass Bank, as servicer and nominee of the Trustee, acted as auctioneer as provided in said mortgage and conducted the said sale; and,

WHEREAS, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased.

NOW, THEREFORE, in consideration of the premises and the credit of One Hundred Twenty-Seven Thousand and 00/100 Dollars (\$127,000.00), Kevin Henderson And Vivian E. Henderson, Husband And Wife, mortgagors, by and through the said J. Todd Miner, agent and attorney-in-fact for Compass Bank, as servicer and nominee of the Trustee, do grant, bargain, sell and convey unto the said CKS Renovations, Inc., all of their rights, title and interest in and to the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, Page 150, in the Probate Office of Shelby County, Alabama

SUBJECT TO ad valorem taxes.

SUBJECT TO any and all easements, restrictions, encumbrances or other interests of record.

SUBJECT TO the statutory right of redemption on the part of those entitled to redeem.

TO HAVE AND TO HOLD, the above described property unto the said CKS Renovations, Inc., its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those

entitled to redeem.

IN WITNESS WHEREOF, the said Compass Bank, as servicer and nominee of the Trustee, by J. Todd Miner, agent and attorney-in-fact for Compass Bank, as servicer and nominee of the Trustee, as auctioneer conducting said sale, has caused these presents to be executed on this, the 05th day of December, 2007.

Shelby County, AL 12/10/2007
State of Alabama

Deed Tax: \$127.00

Compass Bank, as Servicer and as nominee of Wells Fargo Bank Minnesota, National Association, as trustee on behalf of the Compass Residential Mortgage Trust, Series 2000-1

BY: 

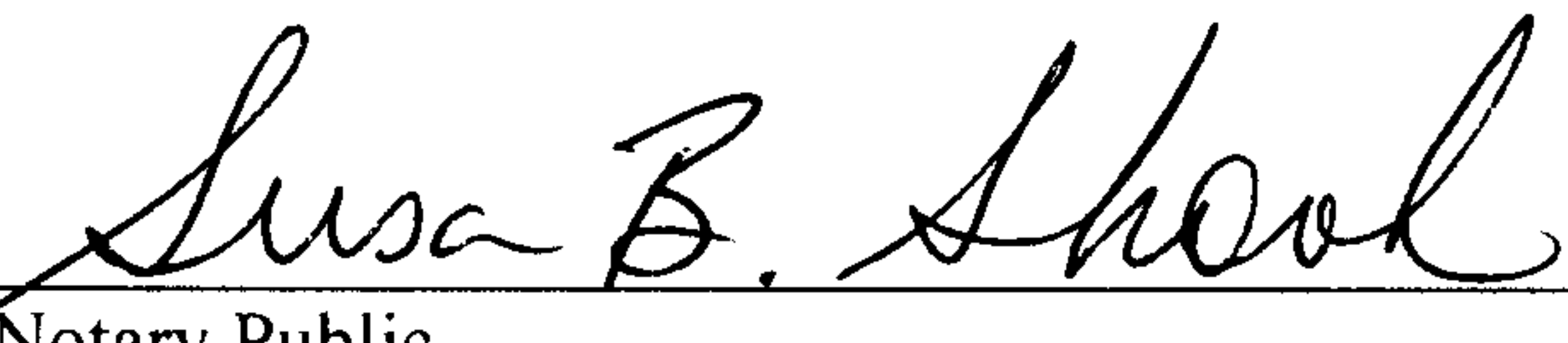
J. Todd Miner, agent and attorney-in-fact for Compass Bank, as Servicer and as nominee of Wells Fargo Bank Minnesota, National Association, as trustee on behalf of the Compass Residential Mortgage Trust, Series 2000-1, and as Auctioneer


J. Todd Miner, as Auctioneer conducting said sale

**THE STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Todd Miner, whose name as agent and attorney-in-fact for Compass Bank, as servicer and nominee of the Trustee, as auctioneer conducting said sale, 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 this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 05th day of December, 2007.


Notary Public

1/28/10