

STATE OF ALABAMA)

Nancy Tauber

COUNTY OF SHELBY)

THIS FORECLOSURE DEED made this 18th day of March, 2003, between NANCY R. TAUBER, a single woman, Party of the First Part, and WELLS FARGO BANK MINNESOTA, N.A., SUCCESSOR BY MERGER TO NORWEST BANK MINNESOTA, N.A AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., FLOATING PASS-THROUGH CERTIFICATE SERIES 2000-1 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2000, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said NANCY R. TAUBER, a single woman, heretofore executed to AMERIQUEST MORTGAGE COMPANY, herein called the Mortgagee, a certain mortgage dated March 23, 2000, and recorded in Instrument No. 2000-12104, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the Mortgagee has granted, bargained, sold, conveyed and assigned the said mortgage and the indebtedness thereby secured and the property therein described to the Party of the Second Part, by assignment dated July 5, 2001, and recorded in Instrument No. 2001-29708, Probate Records of Shelby County, Alabama, and the Party of the Second Part was owner thereof at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and the Party of the Second Part thereafter gave notice by publication

in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 19th day of February, 2003, and the 26th day of February, 2003, and the 5th day of March, 2003, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 18th day of March, 2003; and

WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of \$105,207.08 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises the Party of the First Part and the Party of the Second Part, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the WELLS FARGO BANK MINNESOTA, N.A., SUCCESSOR BY MERGER TO NORWEST BANK MINNESOTA, N.A AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., FLOATING PASS-THROUGH CERTIFICATE SERIES 2000-1 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2000, the following described real property situated in Shelby County, Alabama, to-wit:

Parcel I:

Lot 1, Block 2, Cahaba Valley Estates, First Sector, according to Map as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama. Also, Triangular parcel of acreage which is located in the NW Quarter of NW Quarter, Section 12, Township 20 South, Range 3 West, said triangular parcel of acreage being more particularly described as follows: From the Northwest corner of said Lot 1, Block 2, run in a Southeasterly direction along the West line of said lot for a distance of 188.45 feet to the Southwest corner of said lot: Thence turn an angle to the right of 126 degrees 40 minutes and run Northwesterly for a distance of 33.62 feet. Thence turn an angle to the Right of 62 degrees 26 minutes and run Northerly for a distance of 170.52 feet to the point of beginning.

Parcel II:

A parcel of land situated in the NW Quarter of the NW Quarter of Section 12, Township 20 South, Range 3 West and lying East of and adjacent to Lot 27, Block 2, Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Begin at a point on the Southerly R.O.W. line of Wilderness Road, said point being the Northeast corner of Lot 27, Block 2, of said Cahaba Valley Estates, Fourth Sector; Thence run Southerly along the Easterly line of said Lot 27 for 172.52 feet to a point on the Northerly line of Lot 21, Block 2, of said subdivision; thence turn 90 degrees left and run Easterly along the said line of Lot 21 for 44.03 feet to the Northeasterly corner of said Lot 21; thence turn 158 degrees 40 minutes left and run Northwesterly 7.61 feet; thence turn 62 degrees 26 minutes right and run Northwesterly 170.52 feet to a point on the Southerly R.O.W. line said Wilderness Road; said point being on a curve, curving to the left having a deflection of 00 degrees 46 minutes and a radius of 689.18 feet, said point also being the Northwesterly corner of Lot 1, Block 2, Cahaba Valley Estates, First Sector as recorded in Map Book 5, Page 84 in the Office of the Judge of Probate of Shelby County, Alabama; thence run Westerly along said Southerly R.O.W. line of Wilderness Road and said curve for 18.44 feet to the point of beginning. According to the survey of J. Albert Hill Reg. No. 9682, dated April 6, 1979. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said WELLS FARGO BANK MINNESOTA, N.A.,

SUCCESSOR BY MERGER TO NORWEST BANK MINNESOTA, N.A AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., FLOATING PASS-THROUGH CERTIFICATE SERIES 2000-1 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2000, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said WELLS FARGO BANK MINNESOTA, N.A., SUCCESSOR BY MERGER TO NORWEST BANK MINNESOTA, N.A AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., FLOATING PASS-THROUGH CERTIFICATE SERIES 2000-1 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2000, under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said NANCY R. TAUBER, a single woman, and WELLS FARGO BANK MINNESOTA, N.A., SUCCESSOR BY MERGER TO NORWEST BANK MINNESOTA, N.A AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., FLOATING PASS-THROUGH CERTIFICATE SERIES 2000-1 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2000, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.


BY: 

As Attorney-in-Fact and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR. whose name as attorney-in-fact and auctioneer for NANCY R. TAUBER, a single woman, and WELLS FARGO BANK MINNESOTA, N.A., SUCCESSOR BY MERGER TO NORWEST BANK MINNESOTA, N.A AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES INC., FLOATING PASS-THROUGH CERTIFICATE SERIES 2000-1 UNDER THE POOLING AND SERVICING AGREEMENT DATED MAY 1, 2000, 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 conveyance, he, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

18th IN WITNESS WHEREOF, I have hereunto set my hand and official seal this
day of March, 2003.


Notary Public
My Commission Expires: 3/13/2007

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. BOX 307
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