



20100607000178360 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
06/07/2010 12:55:09 PM FILED/CERT

SEND TAX NOTICE TO:
American Home Mortgage Servicing, Inc.
6501 Irvine Center Drive
Irvine, CA 72618

CM #: 165423

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 17th day of May, 2005, David H Bice, an unmarried person, executed that certain mortgage on real property hereinafter described to Ameriquet Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050624000313980, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company , as Trustee in trust for Ameriquet Mortgage Securities, Inc, Asset-Backed Pass-Through Certificates, Series 2005-R7, by instrument recorded in Instrument No. 20080103000003650, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company , as Trustee for Ameriquet Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7 did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by



publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of May 5, 2010, May 12, 2010, and May 19, 2010; and

WHEREAS, on May 28, 2010, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Deutsche Bank National Trust Company , as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7 did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Aaron Warner was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Deutsche Bank National Trust Company , as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7; and

WHEREAS, Deutsche Bank National Trust Company , as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7 , was the highest bidder and best bidder in the amount of Ninety-Six Thousand Four Hundred Ninety-Four And 17/100 Dollars (\$96,494.17) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company , as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7, by and through Aaron Warner as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Deutsche Bank National Trust Company , as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7 , all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama and run thence Easterly along the North line of said Quarter- Quarter Section distance of 22.46 Feet to a point on the East Right of Way line of Shelby County Highway No. 75 and the Point of Beginning of the property described; thence turn 89 Degrees 07 Minutes 57 Seconds right and run Southerly along said highway a distance of 124.10 Feet to a point; thence turn 99 Degrees 39 Minutes 11 Seconds left and run Easterly a distance of 195.97 Feet to a point; thence turn 91 Degrees 01 Minute 31 Seconds left and run Northerly a distance of 88.58 Feet to a point; thence turn 85 Degrees 27 Minutes 15 Seconds Left and run Westerly a distance of 90.0 Feet to a point; thence turn 86 Degrees 39 Minutes 04 Seconds right and run Northerly a distance of 24.0 Feet to a point; thence turn 86 Degrees 27 Minutes 15 Seconds left and run Westerly a distance of 96.50 Feet to a point on the same said Right of Way line of said same Highway No. 75; thence turn 90 Degrees 52 Minutes 03 Seconds left and run Southerly along said Right of Way a distance of 23.96 Feet to the Point of Beginning. Being situated in Shelby County, Alabama.



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TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company , as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7 its successors/heirs and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company , as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7, has caused this instrument to be executed by and through Aaron Warner, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Aaron Warner, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this May 28, 2010.

Deutsche Bank National Trust Company , as Trustee
for Amerquest Mortgage Securities Inc., Asset-
Backed Pass-Through Certificates, Series 2005-R7
By: [Signature]
Aaron Warner, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aaron Warner, acting in his/her capacity as auctioneer and attorney-in-fact for Deutsche Bank National Trust Company , as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R7, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he/she , as such auctioneer and attorney-in-fact and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee acting in his/her capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this May 28, 2010.

[Signature]
Notary Public
My Commission Expires: **MY COMMISSION EXPIRES APRIL 5, 2014**

This instrument prepared by:
Cynthia W. Williams
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727



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