

SPECIAL WARRANTY DEED

REO# 16253-15875446-DS

State of Alabama)
County of Shelby)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ninety two thousand and no/100 dollars (\$92,000.00) cash in hand paid to Wells Fargo Bank Minnesota, N.A., successor by merger to Norwest Bank Minnesota, N.A., as Trustee of Ameriquest Mortgage Securities, Inc., floating rate mortgage pass-through certificates series 2000-1 under the pooling and servicing agreement dated May 1, 2000, by Ameriquest Mortgage Company, its attorney in fact, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Charles Edward Sadler**, (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to-wit:

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, Sector 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, and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successor and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This conveyance is made subject to any rights of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Instrument#20030324000176840.

IN WITNESS WHEREOF, Wells Fargo Bank Minnesota, N.A., successor by merger to Norwest Bank Minnesota, N.A., as Trustee of Ameriquest Mortgage Securities, Inc., floating rate mortgage pass-through certificates series 2000-1 under the pooling and servicing agreement dated May 1, 2000, by Ameriquest Mortgage Company, its attorney in fact, has caused these present to be executed in its name and on its behalf as aforesaid, on this the 25th day of June, 2003.

Wells Fargo Bank Minnesota, N.A.,
successor by merger to Norwest Bank
Minnesota, N.A., as Trustee of Ameriquest
Mortgage Securities, Inc., floating rate
mortgage pass-through certificates series
2000-1 under the pooling and servicing
agreement dated May 1, 2000, by
Ameriquest Mortgage Company, its attorney
in fact

Attest

By:

Its: Jeff Rivas, REO Manager


By:

Its: Chris Pitaniello, Vice President

REO# 16253-15875446-DS
STATE OF California
COUNTY OF Orange

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Chris Pitaniello and Jeff Rivas, whose names as Vice President and REO Manager, respectively, Ameriquet Mortgage Company, attorney in fact for Wells Fargo Bank Minnesota, N.A., successor by merger to Norwest Bank Minnesota, N.A., as Trustee of Ameriquet Mortgage Securities, Inc., floating rate mortgage pass-through certificates series 2000-1 under the pooling and servicing agreement dated May 1, 2000, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid, on the day that bears the same date.

Given under my hand and official seal this 25th day of June, 2003.


Diane Stevens, Notary Public

My commission expires:

This instrument prepared by:

