

SPECIAL WARRANTY DEED

State of ALABAMA)
County of SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWENTY NINE THOUSAND AND 00/100 dollars (\$29,000.00)** cash in hand paid to **DUETSCHKE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2003-X1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JANUARY 1, 2003, WITHOUT RECOURSE**, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **RICKY PICKETT**, (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in **SHELBY County, ALABAMA**, to-wit:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 19, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE N 89°32'57" W ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER A DISTANCE OF 388.35 FEET TO A 1/2' REBAR ON THE WESTERLY RIGHT-OF-WAY OF THE ALABAMA POWER CO. EASEMENT; THENCE N 29°02'38" W ALONG SAID EASEMENT A DISTANCE OF 77.95 FEET TO A 1/2' CAPPED REBAR SET, SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 29°02'38" W ALONG SAID EASEMENT A DISTANCE OF 252.84 FEET TO A 1/2' CAPPED REBAR SET; THENCE ACROSS SAID EASEMENT N 60°28'44" E A DISTANCE OF 70.76 FEET TO A 1/2' CAPPED REBAR SET; THENCE N 63°01'43" E ACROSS SAID EASEMENT A DISTANCE OF 54.28 FEET TO A 1/2' CAPPED REBAR SET ON THE EASTERLY RIGHT-OF-WAY OF SAID EASEMENT; THENCE CONTINUE N 63°01'43" E A DISTANCE OF 219.50 FEET TO A 1/2' CAPPED REBAR SET ON THE CENTERLINE OF AN EXISTING 40' EASEMENT; THENCE S 13°31'41" E A DISTANCE OF 277.01 FEET TO A 1/2' CAPPED REBAR SET; THENCE S 38°17'28" W A DISTANCE OF 141.10 FEET TO A 1/2' CAPPED REBAR SET; THENCE N 90°00'00" W A DISTANCE OF 160.17 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 2.06 ACRE, MORE OR LESS, AND LIES IN THE NW 1/4 OF SW 1/4 OF SECTION 22, T19S, R1E, 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 INSTRUMENTNUMBER: 20040813000454810 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.

REO# 21388-003984062-DS

IN WITNESS WHEREOF, DUETSCHKE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2003-X1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JANUARY 1, 2003, WITHOUT RECOURSE, has caused these present to be executed in its name and on its behalf as aforesaid, on this the 25th day of August, 2004.

He
DUETSCHKE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE OF AMERIQUEST
MORTGAGE SECURITIES, INC., ASSET-
BACKED PASS THROUGH CERTIFICATES,
SERIES 2003-X1, UNDER THE POOLING AND
SERVICING AGREEMENT DATED AS OF
JANUARY 1, 2003, WITHOUT RECOURSE

BY:

[Signature]

Kevin R. Fischer
Vice President

ATTEST:

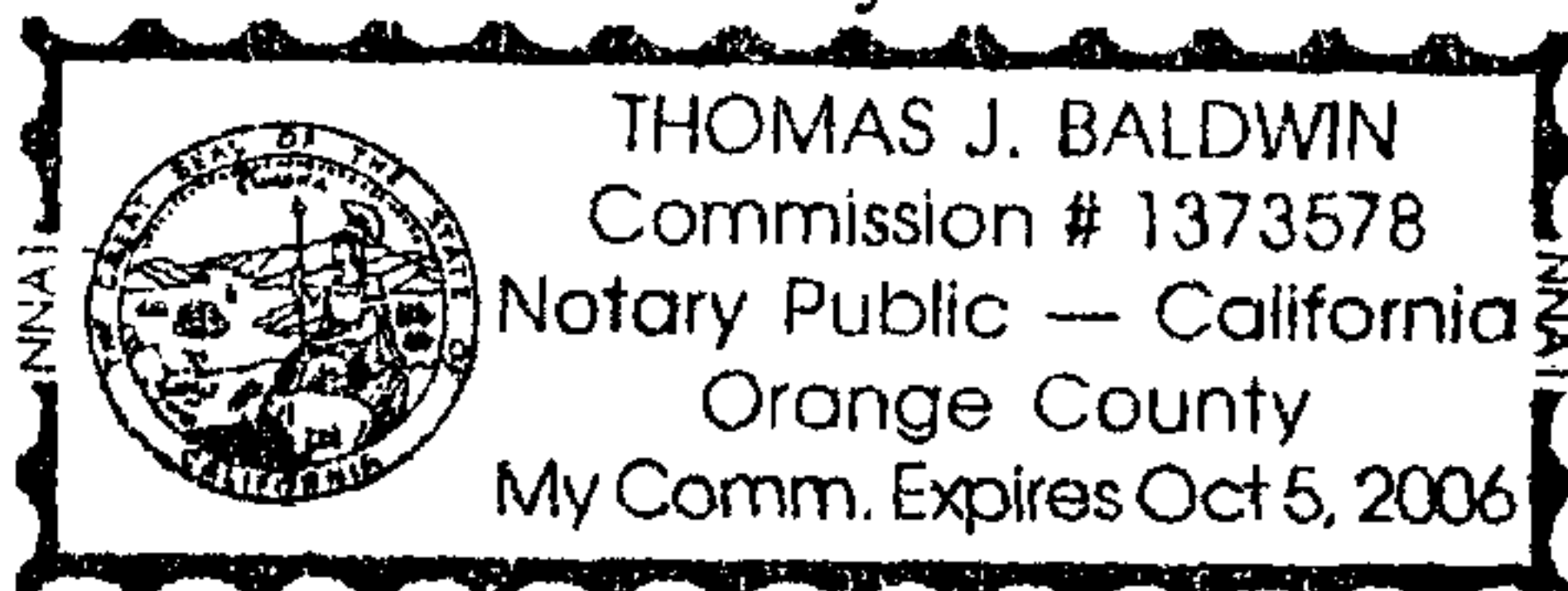
[Signature]

Gloria S. Castillo
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Kevin R. Fischer and Gloria Castillo, whose names as Vice President and Assistant Secretary, respectively, of DUETSCHKE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2003-X1, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF JANUARY 1, 2003, WITHOUT RECOURSE, 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 August, 2004.



[Signature]
NOTARY PUBLIC

(Seal)

My commission expires: OCT 05 2006

This instrument prepared by:
JEREMY D. CROW
MORRIS & SCHNEIDER, P.C. ("M&S")
5346 STADIUM TRACE PARKWAY, SUITE 200
HOOVER, AL 35244
AL-070400930