reo/ln #36120/0039525613-en

20060630000317840 1/2 $24.00
Shelby Cnty Judge of Probate, AL
06/30/2006 02:53:42PM FILED/CERT

Special Warranty Deed

State of Alabama
County of Shelby

$10,000.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($ 10.00) cash in hand paid to

Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Series 2002-D, Asset Backed Pass-through Certificates, under the Pooling and Servicing Agreement Dated as of December 1, 2002, Without Recourse

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said

Mortgage Guaranty Insurance ~~Company~~ CORPORATION, a Wisconsin Corporation

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Jefferson County, Alabama, to-wit:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 3 West of the Huntsville Principal Meridian, more particularly described as follows: Commence at the southwest corner of the SW 1/4 of the SE 1/4 of said Section 24, thence east along the south line of said quarter-quarter section a distance of 630 feet; thence 90 degrees 54 minutes left a distance of 210 feet to the Point of Beginning; thence continue along the last mentioned course 210 feet; thence 90 degrees 54 minutes to the right a distance of 210 feet; 89 degrees 06 minutes to the right a distance of 210 feet; thence 90 degrees 54 minutes right a distance of 210 feet to the Point of Beginning, being situated in Shelby County, Alabama.

Also easement for right of way for driveway described as follows:

A parcel of land located in the SW 1/4 of the SE 1/4 of Sections 24, Township 19 South, Range 3 West, described as follows: Commence at the SW corner of said 1/4-1/4 Section 630 feet; thence turn 90 degrees 54 minutes left and run north 420 feet; thence turn 90 degrees 54 minutes right and run east 102.5 feet to the Point of Beginning; thence continue along last described course 22.07 feet; thence turn 115 degrees 00 minutes left and run northwesterly 65.96 feet; thence turn 15 degrees 00 minutes left and run northwesterly 53.03 feet to a point on the southeast boundary of a paved public road (Carl Raines Lake Road); thence turn 94 degrees 00 minutes left and run southwesterly along said road 20.05 feet; thence turn 86 degrees 00 minutes left and run southeasterly 49.00 feet; thence turn 15 degrees 00 minutes right and run 54.00 feet to the Point of Beginning.

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 right of redemption arising by virtue of the foreclosure of a mortgage as evidenced by a Foreclosure Deed recorded in Deed Book 20051130, Page 619230, Shelby County, Alabama.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Series 2002-D, Asset Backed Pass-through Certificates, under the Pooling and Servicing Agreement Dated as of December 1, 2002, Without Recourse, has caused these present to be executed in its name and on its behalf as aforesaid, on this 22nd day of February, 2006.

Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Series 2002-D, Asset Backed Pass-through Certificates, under the Pooling and Servicing Agreement Dated as of December 1, 2002, Without Recourse
By AMC Mortgage Services, Inc as Attorney in Fact

(Seal)

Witness Esther Chen, Escrow Officer

By: , Kip Adkins, Vice President

(Seal)

By: , Molly Merchant, Vice President

(Corporate Seal)

State of California
County of Orange

MGIC Cert #: 18104686
712 Carl Raines Lake Road
Birmingham, Alabama 35244

AL_SpecialWarrantyDeed_MGIC

Paid title

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Kip Adkins and Molly Merchant, whose names as Vice President and Vice President, respectively of Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Series 2002-D, Asset Backed Pass-through Certificates, under the Pooling and Servicing Agreement Dated as of December 1, 2002, 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 the 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.

MGC1 ELIZABETH D. NGO MGC1
COMM. # 1463114
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
COMM. EXP. JAN. 16, 2008

20060630000317840 2/2 $24.00
Shelby Cnty Judge of Probate,AL
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Given under my hand and official seal this 22nd day of February, 2006.

Elizabeth D Ngo
Notary Public
My Commission Expires: _____
[Seal]

This Instrument Prepared By:
Jeremy D. Crow
Morris Hardwick Schneider, LLC
3535 Grandview Parkway, Suite 610
Birmingham, AL 35243
ALT-060200267T

Shelby County, AL 06/30/2006
State of Alabama

Deed Tax:$10.00

18104686

MGIC Cert #: 18104686
712 Carl Raines Lake Road
Birmingham, Alabama 35244

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