

20060928000481290 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
09/28/2006 10:03:00AM FILED/CERT

SEND TAX NOTICE TO:  
Litton Loan Servicing  
4828 Loop Central Drive  
Houston, TX 77081  
(#14868558)

STATE OF ALABAMA )

COUNTY OF SHELBY )

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 29th day of December, 2000, Charles Gragg, a single man, executed that certain mortgage on real property hereinafter described to Ameriquest Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 2002-17381, said mortgage having subsequently been transferred and assigned to Deutsche Bank National Trust Company, as Trustee FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameriquest Mortgage Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse, by instrument recorded in Instrument No. 20060811000393050, in the aforesaid Probate Office; and

WHEREAS, in and by said mortgage, the Mortgagee 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 Mortgagee or any person conducting said sale for the Mortgagee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Mortgagee 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 FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameriquest Mortgage Company and Bankers Trust Company and Bankers Trust Company of California, N.A.,



ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse 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 August 16, 2006, August 23, 2006, and August 30, 2006; and

WHEREAS, on September 19, 2006, 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 FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameriquest Mortgage Company and Bankers Trust Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse 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, Michael Corvin 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 FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameriquest Mortgage Company and Bankers Trust Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse; and

WHEREAS, Deutsche Bank National Trust Company, as Trustee FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameriquest Mortgage Company and Bankers Trust Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse, was the highest bidder and best bidder in the amount of Forty-One Thousand Two Hundred Fifty And 00/100 Dollars (\$41,250.00) on the indebtedness secured by said mortgage, the said Deutsche Bank National Trust Company, as Trustee FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameriquest Mortgage Company and Bankers Trust Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse, by and through Michael Corvin as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, does hereby grant, bargain, sell and convey unto Deutsche Bank National



Trust Company, as Trustee FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameriquet Mortgage Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

A part of the Southeast quarter of the Southeast quarter of section 32, Township 17 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the southwest corner of said quarter-quarter section and run 33 degrees 28 minutes 43 seconds left from the south line thereof and run northeasterly 299.74 feet thence 2 degrees 33 minutes 51 seconds right and continue northeasterly 638.77 feet; thence 4 degrees 49 minutes 19 seconds left and continue northeasterly 180.00 feet to the Point of Beginning; thence 13 degrees 31 minutes 00 seconds right and continue northeasterly 121.66 feet; thence 7 degrees 48 minutes 00 seconds left and continue northeasterly 66.90 feet to the southwesterly right of way of Alabama Highway No. 25; thence 121 degrees 27 minutes 51 seconds right to the tangent of a curve to the left with a radius of 1759.83 feet and a central angle of 8 degrees 12 minutes 44 seconds and run Southerly along said curve 252.23 feet; thence continue tangent along said right of way 91.39 feet to the northerly right of County Road No. 478 thence 124 degrees 57 minutes 58 seconds right to the tangent of a curve to the left with a radius of 2060.51 feet and a central angle of 2 degrees 50 minutes 59 seconds and run westerly along the arc of said curve 102.49 feet to a compound curve a radius of 265.00 feet and a central angle 14 degrees 05 minutes 18 seconds; thence run southwesterly along the arc of said curve 65.16 feet; thence 66 degrees 41 minutes 52 seconds right seconds right from tangent and run northerly 221.91 feet to the point of beginning. According to the survey of Thomas L. Douglas Reg. NO. 5344, dated February 27, 1995.

TO HAVE AND TO HOLD the above described property unto Deutsche Bank National Trust Company, as Trustee FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameriquet Mortgage Company and Bankers Trust Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse, 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 FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among



Asset Backed Funding Corporation, Ameritrust Mortgage Company and Bankers Trust Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse, has caused this instrument to be executed by and through Michael Corvin, as auctioneer conducting said sale and as attorney-in-fact for said Mortgagee, and said Michael Corvin, as said auctioneer and attorney-in-fact for said Mortgagee, has hereto set his/her hand and seal on this September 19, 2006.

Deutsche Bank National Trust Company, as Trustee  
FKA Bankers Trust Company of California, N.A., as  
Trustee under the Pooling and Servicing Agreement,  
dated March 29, 2001, among Asset Backed Funding  
Corporation, Ameritrust Mortgage Company and  
Bankers Trust Company and Bankers Trust Company  
of California, N.A., ABFC Mortgage Loan Asset-  
Backed Certificates, Series 2001-AQ1, without  
recourse

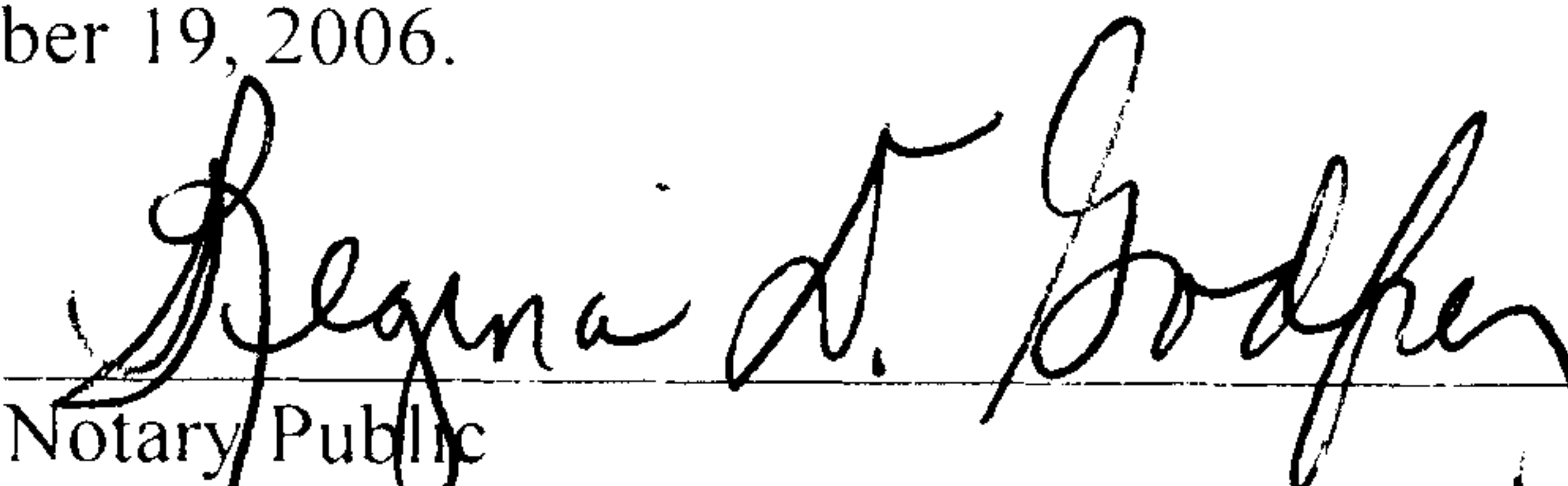
By:   
Michael Corvin, Auctioneer and Attorney-in-Fact

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as auctioneer and attorney-in-fact for Deutsche Bank National Trust Company, as Trustee FKA Bankers Trust Company of California, N.A., as Trustee under the Pooling and Servicing Agreement, dated March 29, 2001, among Asset Backed Funding Corporation, Ameritrust Mortgage Company and Bankers Trust Company and Bankers Trust Company of California, N.A., ABFC Mortgage Loan Asset-Backed Certificates, Series 2001-AQ1, without recourse, 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 Mortgagee.

Given under my hand and official seal on this September 19, 2006.

  
Notary Public

My Commission Expires **MY COMMISSION EXPIRES JANUARY 23, 2010**

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