

**THIS INSTRUMENT WAS PREPARED BY:**

Phillip L. Jauregui, Esq.  
3829 Lorna Road  
Suite 322  
Hoover, Alabama 35244

**SEND TAX NOTICES TO:**

Deutsche Bank National Trust Company  
c/o AHMSI  
4600 Regent Blvd, Suite 200  
Irving, TX 75063

STATE OF ALABAMA       )  
SHELBY COUNTY            )



20090721000280110 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
07/21/2009 12:24:31 PM FILED/CERT

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on July 26, 2006, James Carl Drinkwater and spouse, Amy Drinkwater, executed a certain mortgage on the property hereinafter described to Amerquest Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 20061120000566700 and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Amerquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3 as instrument recorded as Instrument No. 20090213000052570 aforesaid records; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the City of Shelby, Alabama, after giving notice of the time, place and terms of said sale in some newspaper published in said city by publication once a week for three 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 therefore; 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 in trust for the benefit of the Certificateholders for Amerquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3, did declare all of the indebtedness secured by said mortgage due and payable and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of May 13, May 20, and May 27, 2009; and

WHEREAS, on June 11, 2009, 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 and properly conducted, and Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Amerquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3, did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby, Alabama, the property hereinafter described; and



person conducting said sale for the said Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3; and

WHEREAS, the highest and best bid for the property described in the aforementioned mortgage was the bid of Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3 in the amount of \$208,000.00, which sum of money Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3, offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3, by and through Marcus Clark, as auctioneer conducting said sale and as attorney-in-fact for Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3 the following described property situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD the above described property to Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3 and its successors and assigns; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

IN WITNESS WHEREOF, James Carl Drinkwater and Amy Drinkwater, and Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3, have caused this instrument to be executed by and through Marcus Clark, as auctioneer conducting said sale and as their attorney-in-fact, and Marcus Clark, as auctioneer conducting said sale, has hereto set his hand and seal on this the 11th day of June, 2009.

JAMES CARL DRINKWATER and AMY DRINKWATER

By:

MARCUS CLARK, attorney-in-fact



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DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE IN TRUST FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERSFORAMERIQUESTMORTGAGE  
SECURITIES TRUST 2006-M3, ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2006-M3

By: \_\_\_\_\_

MARCUS CLARK, as the person acting as  
auctioneer and conducting the sale  
as its attorney-in-fact

\_\_\_\_\_  
MARCUS CLARK, as the auctioneer  
and person making said sale

STATE OF ALABAMA       )  
JEFFERSON COUNTY     )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that Marcus Clark, whose name as attorney-in-fact for James Carl Drinkwater and Amy Drinkwater; whose name as attorney-in-fact and agent for Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificateholders for Ameriquest Mortgage Securities Trust 2006-M3, Asset-Backed Pass-Through Certificates, Series 2006-M3; and whose name as auctioneer and person making said sale, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as such attorney-in-fact, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, this the 11th day of June, 2009.

\_\_\_\_\_  
Melody Batts

Notary Public in and for the State of Alabama,  
at Large

My Commission Expires: **MY COMMISSION EXPIRES 07-27-2011**



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## EXHIBIT "A"

The following described Real Estate, situated in: Shelby County, Alabama, to-wit;

Begin at the iron pin found locally accepted to be the Southeast corner of said Northwest 1/4 of the Northwest 1/4 Section 25, Township 18 South, Range 2 East and run thence S 83 degrees 30 minutes 58 seconds W along an old barbed wire fence line a distance of 446.22 feet to the Easterly right of way line of U.S. Highway 231, thence N 31 degrees 47 minutes 49 seconds E along said right of way a distance of 443.09 feet to a concrete right of way monument found, thence N 32 degrees 09 minutes 36 seconds E along right of way a distance of 364.52 feet to a 2 inch iron pipe found, thence S 01 degrees 25 minutes 53 seconds Ea a distance of 634.99 feet back to the point of beginning.



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