

**THIS INSTRUMENT WAS PREPARED BY:**

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2110 Devereux Circle, Ste 100  
Birmingham, Al 35243

**SEND TAX NOTICES TO:**

Deutsche Bank c/o AHMSI  
4600 Regent Blvd., Ste. 200  
Irving, TX 75063-1730

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on February 21, 2006, Joey Lane Lovelady and wife, Cynthia Lovelady, executed a certain mortgage on the property hereinafter described to Argent Mortgage Company, LLC, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument No. 20060315000121110; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, under the Pooling and Servicing Agreement dated April 1, 2006, and said assignment being recorded in Instrument No. 20090213000052090; 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 Columbiana, 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 for, Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, under the Pooling and Servicing Agreement dated April 1, 2006 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



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mortgage by publication in Shelby County Reporter, a newspaper published in Shelby County, Alabama, and of general circulation in Shelby County, Alabama, in its issues of December 8, December 15 and December 22, 2010 and January 19, 2011; and

WHEREAS, on January 20, 2011, 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 John C. Hubbard did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Columbiana, Alabama, the property hereinafter described; and

WHEREAS, John C. Hubbard was the Auctioneer who conducted said foreclosure sale and was the person conducting said sale for the said Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, under the Pooling and Servicing Agreement dated April 1, 2006; 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 for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, in the amount of \$49,500.00, which sum of money Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, under the Pooling and Servicing Agreement dated April 1, 2006 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, under the Pooling and Servicing Agreement dated April 1, 2006, by and through John C. Hubbard, as Auctioneer conducting said sale and as Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, under the Pooling and Servicing Agreement dated April 1, 2006, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, the following described property situated in Shelby County, Alabama, to-wit:

Parcel One:

Commence at the NE corner of the NE 1/4 of the SE 1/4, Section 14, Township 22 South, Range 4 West; thence run South along said 1/4 - 1/4 line 100 feet to the point of beginning; thence continue along last described course 228 feet; thence 88 degrees 17 minutes 22 seconds right and 265 feet; thence turn an angle of 91



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degrees 42 minutes 38 seconds right and run 328 feet; turn an angle of 88 degrees 17 minutes 22 seconds right and run 115 feet; thence turn an angle of 91 degrees 42 minutes 38 seconds right and run 100 feet; thence turn an angle of 91 degrees 42 minutes 38 seconds left and run 150 feet to the point of beginning.

Parcel Two:

Begin at the NE corner of Plot #29 of the Boothton Coal Mining Company, a map of which was prepared by I.S. Gillespie on June 7, 1945; and run South of an 18 foot right of way for road 100 feet; thence North 100 feet; thence East 150 feet to the point of beginning.

Right of Way Easement:

A 15 foot easement for the purpose of ingress and egress, and utilities being described as follows: beginning at the NE corner of the SE 1/4 of Section 14, Township 22 South, Range 4 West ; thence run Southerly along the East line of said 1/4-1/4 line a distance of 30 feet; thence turn an angle of 114 degrees 12 minutes 58 seconds left and run a distance of 36.97 feet; thence turn an angle of 14 degrees 11 minutes 02 seconds right and run a distance of 75.00 feet, more or less, to the West right of way of Highway 10; thence turn an angle of 101 degrees 05 minutes 16 seconds left and run a distance of 15.80 feet along said right of way; thence turn an angle of 78 degrees 54 minutes 44 seconds left and run a distance of 63.15 feet; thence turn an angle of 08 degrees 16 minutes 57 seconds right and run a distance of 40.00 feet to the point of beginning.

Less and except any portion of subject property that lies within the right of way of a road.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the above described property to Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4 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, Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, under the Pooling and Servicing Agreement dated April 1, 2006 and Joey Lane Lovelady and wife, Cynthia Lovelady have caused this instrument to be executed by and through John C. Hubbard, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and John C. Hubbard, as Auctioneer conducting said sale on January 20, 2011.





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Deutsche Bank National Trust Company, as Trustee for,  
Argent Securities Inc., Asset-Backed Pass-Through  
Certificates, Series 2006-W4, under the Pooling and  
Servicing Agreement dated April 1, 2006

By:   
John C. Hubbard, Attorney-in-Fact

Joey Lane Lovelady and wife, Cynthia Lovelady

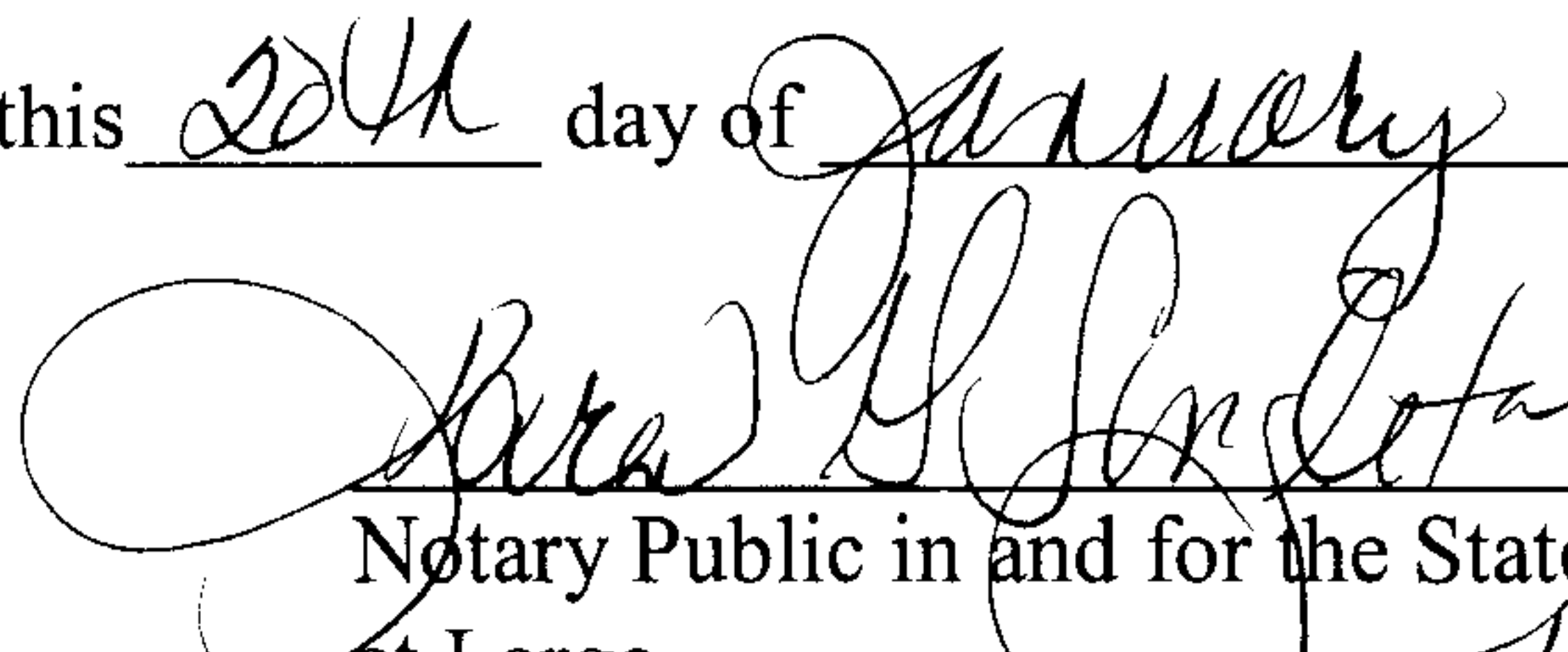
By:   
John C. Hubbard, The person acting as Auctioneer  
and conducting the sale as its Attorney-in-Fact


  
John C. Hubbard, As the Auctioneer and person  
making said sale

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County and in said State, do hereby certify that John C. Hubbard, whose name as Attorney-in-Fact for Joey Lane Lovelady and wife, Cynthia Lovelady, and whose name as Attorney-in-Fact and agent for Deutsche Bank National Trust Company, as Trustee for, Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W4, under the Pooling and Servicing Agreement dated April 1, 2006; 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/she, in his/her capacity as such Attorney-in-Fact and agent, and as such auctioneer, executed the same voluntarily on the day the same bears date.

GIVEN under my hand, on this 20th day of January, 2011.

  
Notary Public in and for the State of Alabama,  
at Large  
My Commission Expires: 5/2/2014

  
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