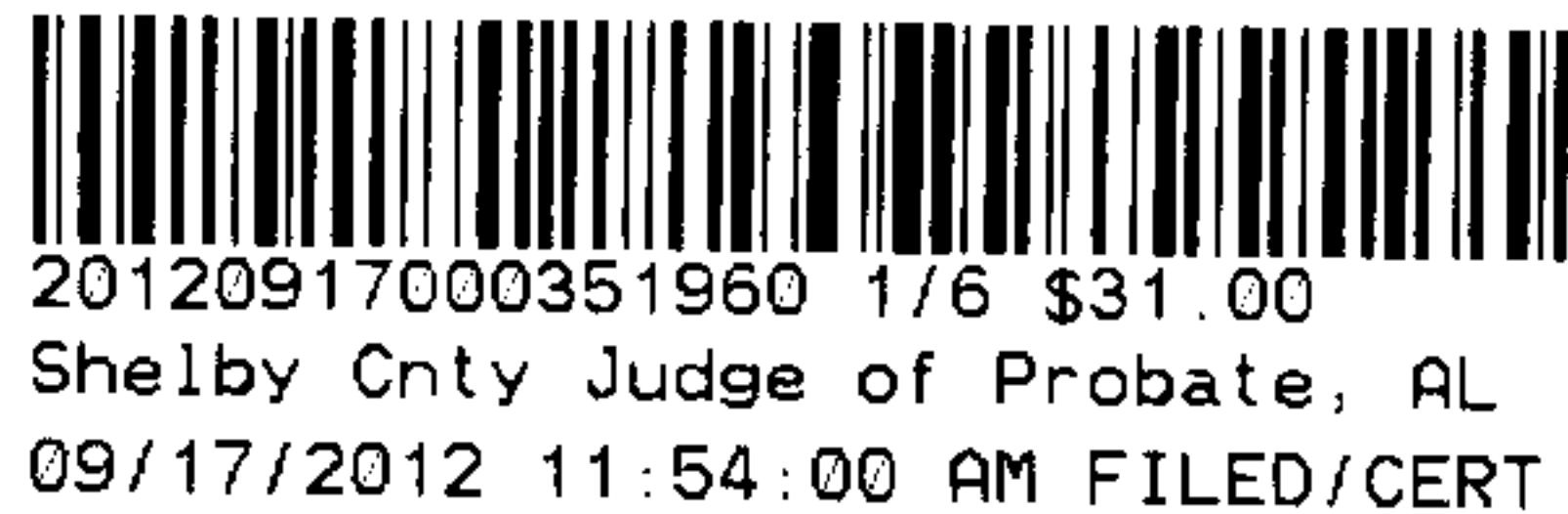


**THIS INSTRUMENT WAS PREPARED BY:**

Phillip Jauregui, Esq.  
2110 Devereux Circle  
Birmingham, AL 35243



**SEND TAX NOTICES TO:**

Deutsche Bank National Trust  
Company, as Trustee for Ameriquest  
Mortgage Securities Inc., Asset-  
Backed Pass-Through Certificates,  
Series 2006-R1  
4600 Regent Blvd  
Suite 200  
Irving, TX 75063

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
)

**FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS, That where as heretofore on December 8, 2005, Darryl D. Lee and Pamela J. Lee, husband and wife, executed a certain mortgage on the property hereinafter described to Ameriquest Mortgage Company, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Instrument Number 20051219000654010; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Under the Pooling and Servicing Agreement Dated February 1, 2006, and said assignment being recorded in Instrument Number 20090213000052470; 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 Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Under the Pooling and Servicing Agreement Dated February 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 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 June 13, 2012, June 20, 2012, June 27, 2012; and

WHEREAS, on July 6, 2012, 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 Kenneth Youngblood 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, Kenneth Youngblood 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 Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Under the Pooling and Servicing Agreement Dated February 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 Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, in the amount of \$25,897.00, which sum of money Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-



R1, Under the Pooling and Servicing Agreement Dated February 1, 2006 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Under the Pooling and Servicing Agreement Dated February 1, 2006, by and through Kenneth Youngblood, as Auctioneer conducting said sale and as Attorney-in-Fact for Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Under the Pooling and Servicing Agreement Dated February 1, 2006, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, the following described property situated in Shelby County, Alabama, to-wit:

1320 Ashville Road, Montevallo, Alabama and also described as follows: A parcel of land located in the East half of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama; thence run South 83 degrees 57 minutes 08 seconds West along the quarter line 1113.36 feet to the point of beginning, thence South 5 degrees 03 minutes 58 seconds East, 38.51 feet; thence South 84 degrees 58 minutes 00 seconds West, 158.28 feet to the East right of way of Alabama Highway 119, thence North 6 degrees, 21 minutes 49 seconds West, 145.70 feet along said right of way; thence North 83 degrees 57 minutes 05 seconds East 110.26 feet; thence South 05 degrees 58 minutes 05 seconds East 110.00 feet; thence North 83 degrees 57 minutes 08 seconds East 49.61 feet to the point of beginning. Being situated in Shelby County, Alabama.

The address of the seller and of the property is: 1320 Ashville Road, Montevallo, AL 35115.

TO HAVE AND TO HOLD the above described property to Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1 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



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Shelby Cnty Judge of Probate, AL  
09/17/2012 11:54:00 AM FILED/CERT

Alabama.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Under the Pooling and Servicing Agreement Dated February 1, 2006 and Darryl D. Lee and Pamela J. Lee have caused this instrument to be executed by and through Kenneth Youngblood, as Auctioneer conducting said sale, and as their Attorney-in-Fact, and Kenneth Youngblood, as Auctioneer conducting said sale on July 6, 2012.

Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Under the Pooling and Servicing Agreement Dated February 1, 2006

By: Kenneth Youngblood  
Kenneth Youngblood, Attorney-in-Fact

Darryl D. Lee and Pamela J. Lee

By: Kenneth Youngblood  
Kenneth Youngblood, The person acting as Auctioneer and conducting the sale as its Attorney-in-Fact

By: Kenneth Youngblood  
Kenneth Youngblood, As the Auctioneer and person making said sale

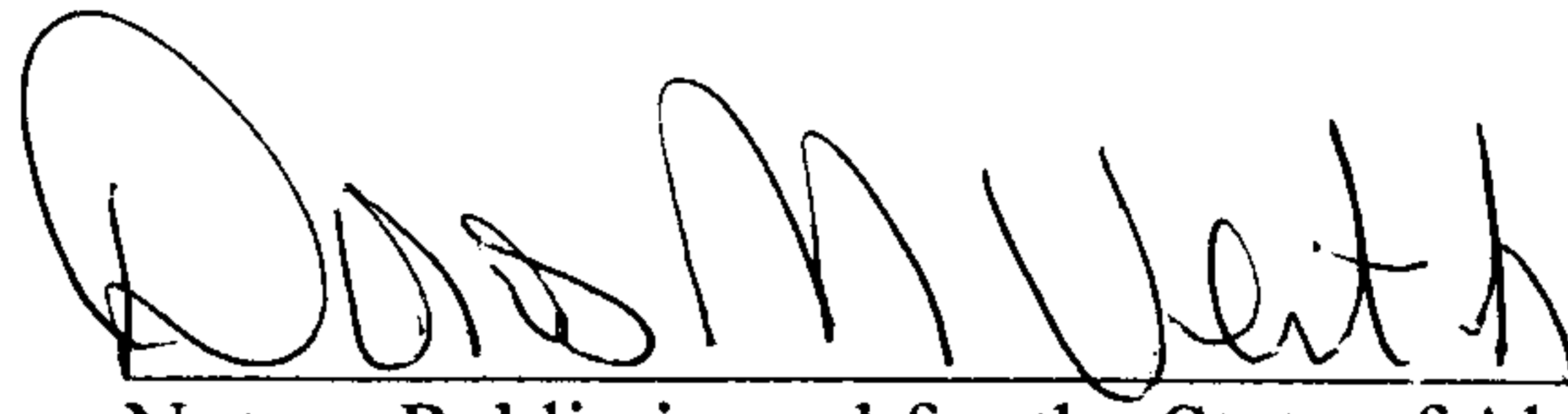
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Shelby Cnty Judge of Probate, AL  
09/17/2012 11:54:00 AM FILED/CERT

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 Kenneth Youngblood, whose name as Attorney-in-Fact for Darryl D. Lee and Pamela J. Lee, and whose name as Attorney-in-Fact and agent for Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R1, Under the Pooling and Servicing Agreement Dated February 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 10th day of August, 2012.






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

My Commission Expires: 6-28-14



Dorothy M. Veitch  
Notary Public  
State of Alabama  
Alabama State at Large

  
20120917000351960 5/6 \$31.00  
Shelby Cnty Judge of Probate, AL  
09/17/2012 11:54:00 AM FILED/CERT

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Darryl D. Lee, Pamela J. Lee  
Mailing Address 1320 Ashville Road  
Montevallo, AL 35115

Grantee's Name Deutsche Bank National  
Mailing Address 4600 Regent Blvd  
Suite 2100  
Irving Texas 75063

Property Address 1320 Ashville Road  
Montevallo, AL  
35115

Date of Sale 7-6-2012  
Total Purchase Price \$25,897.00

or  
Actual Value \$

or  
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other foreclosure sale

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).


Date 9-10-2012

Unattested

(verified by)

Print Jimmie R. Neuman  
Sign Jimmie R. Neuman  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

  
20120917000351960 6/6 \$31.00  
Shelby Cnty Judge of Probate, AL  
09/17/2012 11:54:00 AM FILED/CERT

VEITCH TITLE, INC  
2110 DEVEREUX CIRCLE  
BIRMINGHAM, AL 35243