

THIS INSTRUMENT WAS PREPARED

BY:

David Sigler, Esq.
244 Inverness Center Dr
Ste 200
Birmingham, AL 35242

GRANTOR

Robert D. Sjol
105 Meadowgreen Dr
Montevallo, AL 35115

Pamela K. Sjol
105 Meadowgreen Dr
Montevallo, AL 35115

SEND TAX NOTICES TO:

Deutsche Bank National Trust Company, as
Trustee for Ameriquest Mortgage Securities
Inc., Asset-Backed Pass-Through
Certificates, Series 2004-R1
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

GRANTEE

Deutsche Bank National Trust Company, as
Trustee for Ameriquest Mortgage Securities
Inc., Asset-Backed Pass-Through
Certificates, Series 2004-R1
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409


Property Address: 105 Meadowgreen Dr, Montevallo, AL 35115
Purchase Price: \$85,000.00***Mortgagee credit***
Sale Date: June 13, 2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on December 12, 2003, Robert D. Sjol and Pamela K. Sjol, 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, 20031222000821580; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as Trustee for, Ameriquest Mortgage Securities Inc asset-backed pass-through certificates, series 2004-R1, under the pooling and servicing agreement dated February 1, 2004, and said assignment being recorded in Instrument Number, 20090213000051740; and

WHEREAS, in and by said mortgage the mortgagee was authorized and empowered in

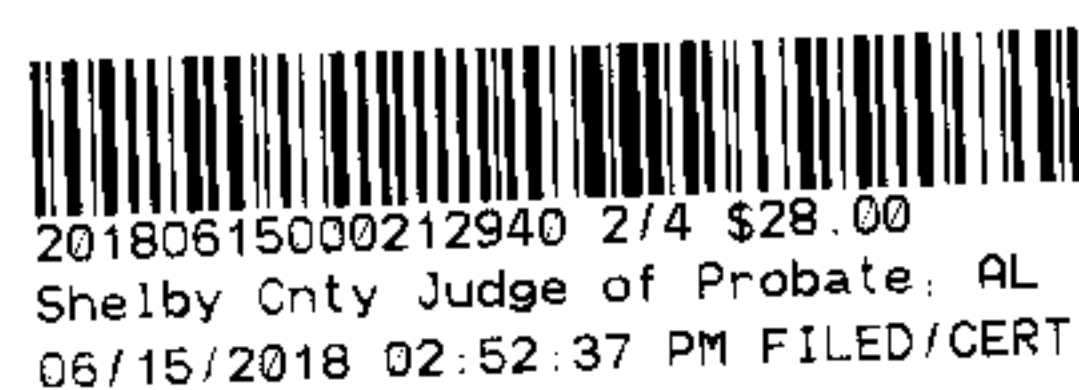

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Shelby Cnty Judge of Probate, AL
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case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said property before the Shelby County Courthouse door in the 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 2004-R1 ("Transferee") 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 May 23, 2018, May 30, 2018, June 6, 2018; and

WHEREAS, on June 13, 2018, 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 for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1 did offer for sale and sell at public outcry in front of the Shelby County Courthouse in the City of Shelby County Courthouse door in the Columbiana, Alabama, the property hereinafter described; and

WHEREAS, Jimmie Raye Newman 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 Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1; 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 Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1, in the amount of \$85,000.00, which sum of money Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1 offered to credit on the indebtedness secured by said mortgage, and the said Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1, by and through David Sigler, as attorney for said Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1, the following described property situated in Shelby County, Alabama, to-wit:

LOT 3, BLOCK 3, ACCORDING TO THE MAP OF MEADOWGREEN SUBDIVISION, AS RECORDED IN MAP BOOK 6, PAGE 59 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

ADDRESS: 105 MEADOW GREEN DRIVE; MONTEVLLO, AL 35115
TAX MAP OR PARCEL ID NO.: 27-1-02-0-002-051.000

TO HAVE AND TO HOLD the above described property to Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-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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Alabama.

IN WITNESS WHEREOF, Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1 has caused this instrument to be executed by and through David Sigler, as attorney for said Transferee, and said David Sigler, as attorney for said Transferee, has hereto set his hand and seal on this the 15th day of June, 2018.

Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1

By: [Signature]
David Sigler, Attorney for Transferee

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 David Sigler, whose name as Attorney for Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1, 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, as such attorney for Deutsche Bank National Trust Company, as Trustee for Amerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R1 and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said Transferee.

GIVEN under my hand, on this 15th day of June, 2018.

[Signature]
Notary Public
My Commission Expires: 5/11/19

