

BY:

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

20180905000318040
09/05/2018 10:49:41 AM
FCDEEDS 1/4

GRANTOR

Paul Michael Raney
113 Summerhill Drive
Alabaster, AL 35007

SEND TAX NOTICES TO:

Deutsche Bank National Trust Company, as trustee for, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006
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 ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006
1661 Worthington Rd.
Suite 100
West Palm Beach, FL 33409

Property Address: 113 Summerhill Drive, Alabaster, AL 35007
Purchase Price: \$220,767.03***Mortgagee credit***
Sale Date: August 29, 2018

STATE OF ALABAMA)
COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, That whereas heretofore on August 1, 2006, Paul Michael Raney, an unmarried woman, 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 Number, 20060818000405640; and subsequently transferred and assigned to Deutsche Bank National Trust Company, as trustee for, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006, and said assignment being recorded in Instrument Number, 20090213000052130; 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 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 ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006 ("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 August 8, 2018, August 15, 2018, August 22, 2018; and

WHEREAS, on August 29, 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 ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006 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, Erin Lee 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 ARSI 2006-M3, under the pooling and servicing agreement dated September 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 ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006, in the amount of \$220,767.03, which sum of money Deutsche Bank National Trust Company, as trustee for, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 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 ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006, by and through David Sigler, as attorney for said Deutsche Bank National Trust Company, as trustee for, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 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 ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006, the following described property situated in Shelby County, Alabama, to-wit:

Lot 59-D, according to a Resurvey of Lots 38-43 and 46-61B, Summer Brook, Sector 5, Phase 6 as recorded in Map Book 24, Page 41, in the Probate Office of Shelby County, Alabama.

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 ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006 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, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006 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 4th day of September, 2018.

Deutsche Bank National Trust Company, as trustee for, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006

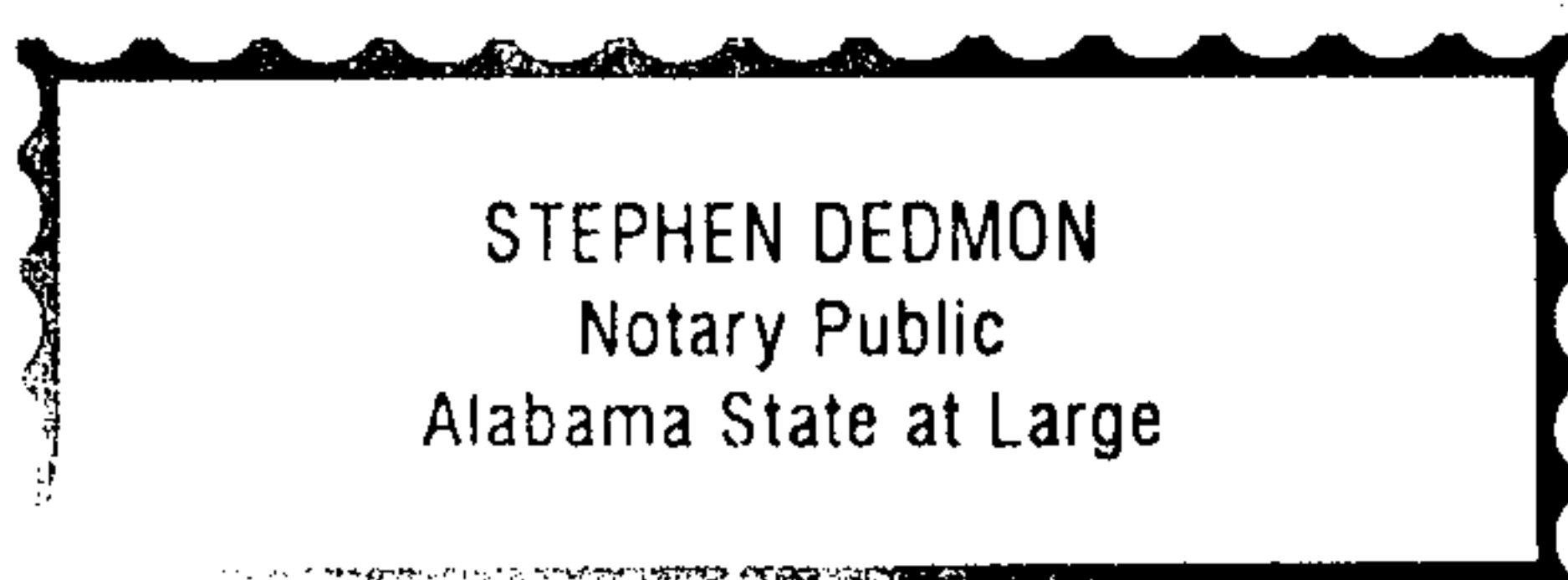
By: [Signature]
David Sigler, Attorney for Transferee

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, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006, 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, Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3, under the pooling and servicing agreement dated September 1, 2006 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 4th day of September, 2018.

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2018 10:49:41 AM
\$27.00 CHERRY
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[Signature: Allen S. Bayl]