

LS
SS

2/04/08 3:01:24
BK 577 FG 710
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WELLS/SHIRLEY

Indexing Instructions:
LOT 40, CHAPPEL CREEK ESTATES S/D,
SECTION 33, T1S, R5W, DESOTO CO., MS

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Wells Fargo Bank, N.A.**, as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-OPT1, does hereby grant, bargain, sell, convey and specially warrant unto **JAMES CASEY SHIRLEY**, the following described land lying and being situated in DESOTO County, Mississippi, to-wit:

Lot 40, Chappel Creek Estates Subdivision, in Section 33, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 92, Pages 43-45, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Excepted from the warranty hereof are all restrictive covenants, easements, rights of way and mineral reservations of record affecting the described land and property.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

It is agreed and understood that the 2008 taxes have been prorated as of this date on an estimated basis and Grantor will not be responsible for any adjustment of taxes after this date.

Adams

2

IN WITNESS WHEREOF, Wells Fargo Bank, N.A., as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-OPT1, has caused this instrument to be signed in its name by its undersigned officer, on this the 17 day of Jan, 2008.

OPTION ONE MORTGAGE CORPORATION
ATTORNEY-IN-FACT FOR, Wells Fargo Bank, N.A., as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-OPT1

BY: [Signature] MEREDITH DINKEL
ITS: ASSISTANT SECRETARY

STATE OF CA
COUNTY OF Orange

PERSONALLY appeared before me, the undersigned authority in and for the above mentioned county and state, Meredith Dinkel, personally known to me to be the Assistant Secretary, of the within named OPTION ONE MORTGAGE CORPORATION ATTORNEY-IN-FACT FOR, Wells Fargo Bank, N.A., as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-OPT1, who acknowledged that she signed, sealed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, for and on behalf of said entity being so authorized to do in the premises.

WITNESS MY SIGNATURE AND OFFICIAL SEAL, this the 17 day of Jan, 2008.

[Signature]
NOTARY PUBLIC

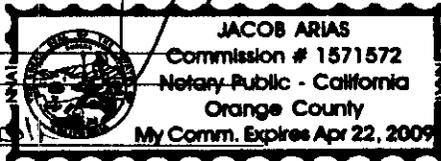
My Commission Expires: _____

Grantor: _____

PHONE: _____

Grantee: 14131 Stafford

PHONE: (601) _____



USA Irvine Center DB
Irvine CA 92618
954-925-1498

OLIVE branch MD 38654
931-607-3886

PREPARED BY AND RETURN TO:
ADAMS & EDENS, P.A.
2001 CREEK COVE
BRANDON, MS 39042
601) 825-9508