


Prepared by: John Rudd
JOHNSON & FREEDMAN, LLC
Attorneys and Counselors at Law
1587 Northeast Expressway
Atlanta, GA 30329


20110217000056380 1/2 \$60.00
Shelby Cnty Judge of Probate, AL
02/17/2011 01:40:56 PM FILED/CERT

THE STATE OF ALABAMA
COUNTY OF Shelby

FILE NO: RDC2010123955AL1
LOAN NO: 0017839796

SOURCE OF TITLE:
Instrument #

SALES PRICE: \$45,000.00
LOAN AMOUNT: \$

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, Wells Fargo Bank N.A., as Trustee for Securitized Asset Backed receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates Series 2006-OP1, whose principal place of business is located at 4600 Regent Blvd., #200, Irving, TX 75063, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the Western Properties, LLC whose address is 3360 Davey Allison Blvd Hueytown, AL 35023, its successors and/or assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

All that tract or parcel of land lying and being Lot 46, except the Northerly .87 feet thereof, according to the survey of Cahaba Manor Town Homes as recorded in Map Book 6, Page 105 in the Probate Office of Shelby County, Alabama.

Subject Property Address: 711 Cahaba Manor Drive, Pelham, Alabama 35124

Parcel ID: 13-1-12-2-003-021.000

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD, the above described property together with all rights and privileges incident or appurtenant thereto, unto the said Western Properties, LLC, its successors and/or assigns, forever.

IN WITNESS WHEREOF, Wells Fargo Bank N.A., as Trustee for Securitized Asset Backed receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates Series 2006-OP1 has caused this conveyance to be executed in its name by its undersigned officer(s), this 4 day of Feb, 2011.

Wells Fargo Bank N.A., as Trustee for Securitized Asset Backed receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates Series 2006-OP1 by American Home Mortgage Servicing, Inc. as Attorney-in-Fact pursuant to Power of Attorney recorded in Deed Book 6676, Page 377, Mobile County, AL Probate Court Records.

By: [Signature]

TITLE:

Dawnelle Porter
Assistant Secretary



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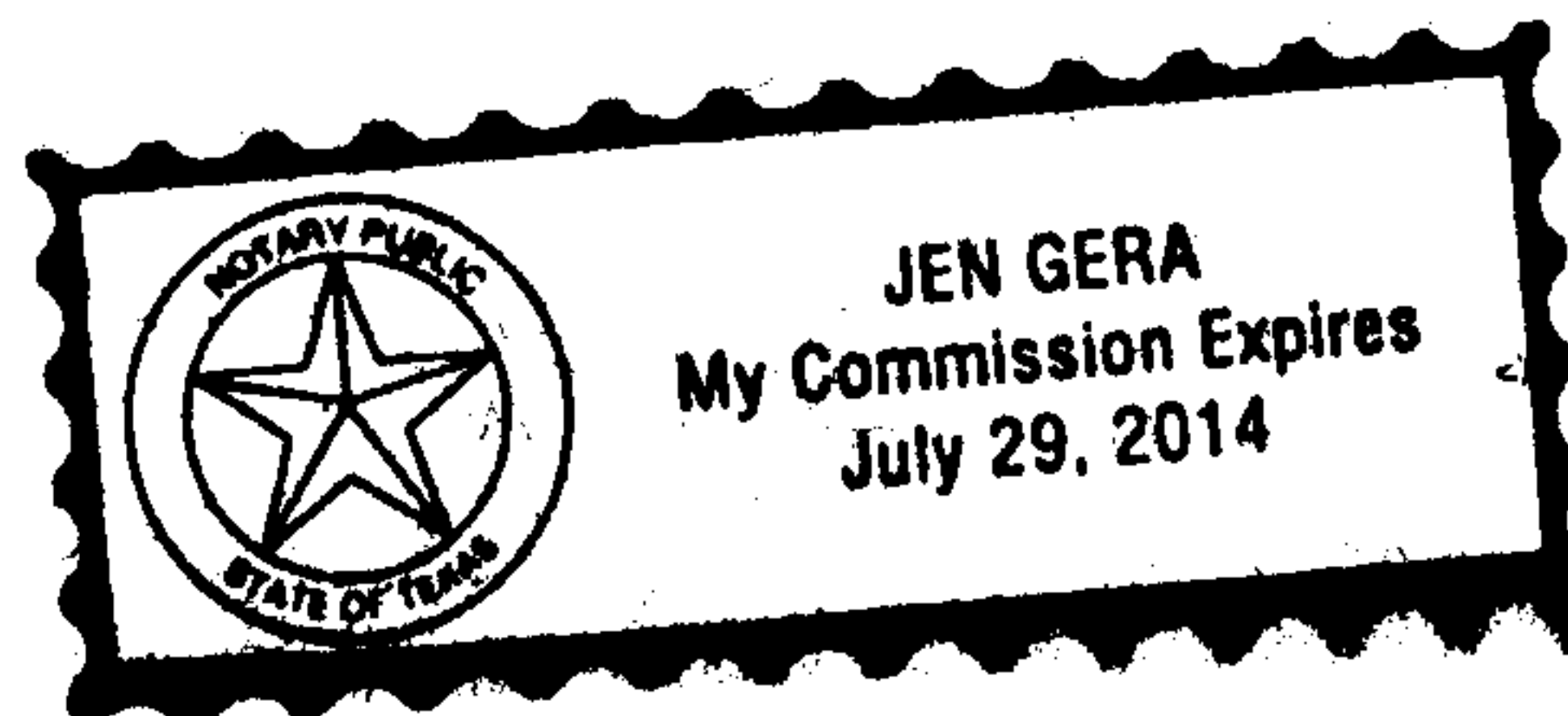
THE STATE OF Texas
COUNTY OF Dallas

I, the undersigned Notary Public in and for said State and County, do hereby certify that Dawnelle Porter of [Signature], are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 4 day of Feb, 2011.

[Signature]
NOTARY PUBLIC

My Commission Expires: 7/29/14



Shelby County, AL 02/17/2011
State of Alabama
Deed Tax: \$45.00