



Prepared by  
Wanda Brannon, an employee of  
**First American Title Insurance Company**  
2353 Jenks Avenue  
Panama City, Florida 32405  
(850)763-8426

Return to: Grantee

File No.: 2006-2501191  
Consideration: \$20,000.00

### **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 23<sup>rd</sup> day of January, 2018, between

Bank of America, N.A., successor by merger to Merrill Lynch Bank & Trust Co., FSB and Deborah Gray, Individually and as Co-Trustees of the Deborah Gray Trust, as a Twenty-Five Percent (25%) undivided interest holder and Bank of America, N.A., successor by merger to Merrill Lynch Bank & Trust Co., FSB and Deborah Gray, Individually and as Co-Trustees of the Denise Beam Trust, as a Twenty-Five Percent (25%) undivided interest holder and Bank of America, N.A., successor by merger to Merrill Lynch Bank & Trust Co., FSB and Deborah Gray, Individually and as Co-Trustees of the Killian Family Trust, as a Fifty Percent (50%) undivided interest holder

having a mailing address of: 3721 Cumberland Trace, Birmingham, AL 35242  
("Grantor"). and

Guillermo Jesus Sanchez

having a mailing address of: 1109 East 24th Plaza, Lot E, Panama City, FL 32405  
("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, following described land, situate, lying and being in the County of **Bay**, State of **Florida**, to-wit:

Lot 14, RICHARD BAYOU ESTATES, According To The Plat Thereof As Recorded In Plat Book 15, Page(S) 76, Of The Public Records Of Bay County, Florida.

Grantors herein affirm above described property is not homestead.

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Tax** Parcel Identification Number: **03984-128-000**

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2017**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

**THE DEBORAH GRAY TRUST**

Deborah Gray  
Deborah Gray, Individually and as Co-Trustee

Signed, sealed and delivered in the presence of these witnesses:

Brittany Taylor  
Witness Signature

Print Name: Brittany Taylor

Patrice LeCorra LeVerette  
Witness Signature

Print Name: Patrice LeVerette

State of Alabama

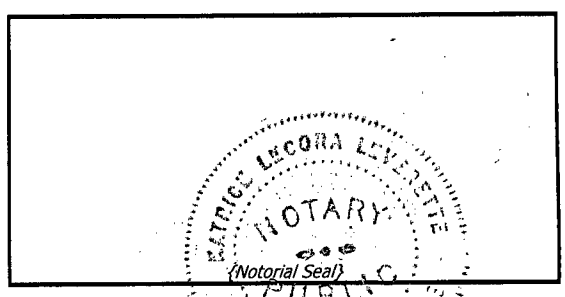
County of Shelby

**The Foregoing Instrument Was Acknowledged** before me on 1/23/2018, by **Deborah Gray**, Individually and as Co-Trustee, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Patrice LeCorra LeVerette  
Notary Public

Patrice LeCorra LeVerette  
(Printed Name)

My Commission expires: June 7, 2018



**THE DEBORAH GRAY TRUST**

Bank of America, N.A., successor by merger to  
Merrill Lynch Bank & Trust Co., FSB, Co-Trustee

[Signature]  
BY: Keith M. Halloran, Vice President

Signed, sealed and delivered in the presence of these witnesses:

[Signature]  
Witness Signature

Print Name: Cynthia Walker

[Signature]  
Witness Signature

Print Name: Michael Armando

State of NJ

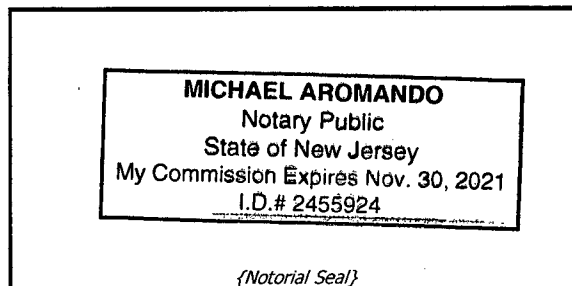
County of Mercer

**The Foregoing Instrument Was Acknowledged** before me on January 23, 2018, by Keith M. Halloran, Vice President of Bank of America, N.A., successor by merger to Merrill Lynch Bank & Trust Co., FSB, Co-Trustee who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]  
Notary Public

Michael Armando  
(Printed Name)

My Commission expires: 11/30/2021



**THE DENISE BEAM TRUST**

Deborah Gray  
Deborah Gray, Individually and as Co-Trustee

Signed, sealed and delivered in the presence of these witnesses:

Brittany Taylor  
Witness Signature

Print Name: Brittany Taylor

Matrice Leverette  
Witness Signature

Print Name: Matrice Leverette

State of Alabama

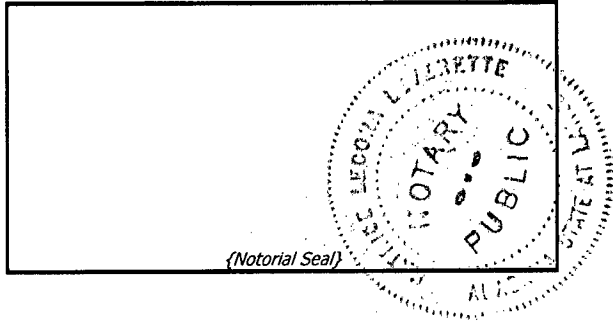
County of Shelby

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Matrice LeCora Leverette  
Notary Public

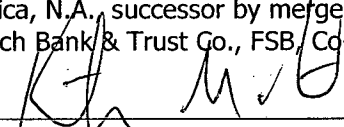
Matrice LeCora Leverette  
(Printed Name)

My Commission expires: June 7, 2018



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BY: Keith M. Halloran, Vice President

Signed, sealed and delivered in the presence of these witnesses:

  
Witness Signature

Print Name: Cynthia Walker

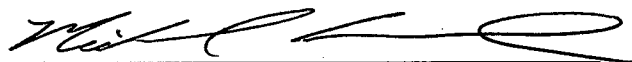
  
Witness Signature

Print Name: Michael Aromando

State of NJ

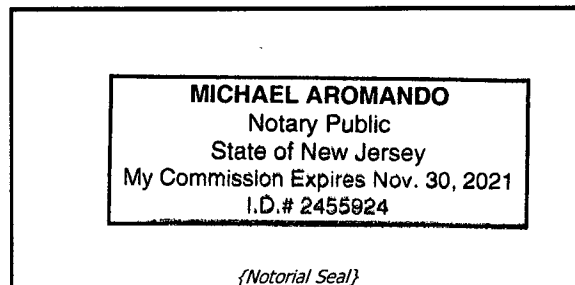
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Notary Public

Michael Aromando  
(Printed Name)

My Commission expires: 11/30/2021



\*

**THE KILLIAN FAMILY TRUST**

Deborah Gray  
Deborah Gray, Individually and as Co-Trustee

Signed, sealed and delivered in the presence of these witnesses:

Brittany Taylor  
Witness Signature

Print Name: Brittany Taylor

Katrice Leverette  
Witness Signature

Print Name: Katrice Leverette

State of Alabama

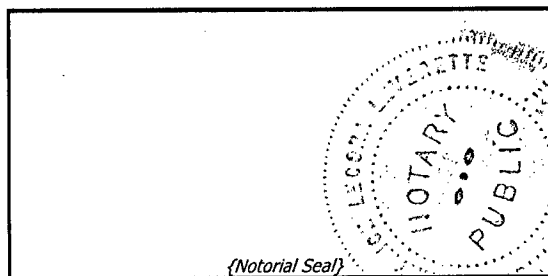
County of Shelby

**The Foregoing Instrument Was Acknowledged** before me on 1/23/2018, by **Deborah Gray, Individually and as Co-Trustee** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Katrice LeCora Leverette  
Notary Public

Katrice LeCora Leverette  
(Printed Name)

My Commission expires: June 7, 2018



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[Signature]  
BY: Keith M. Halloran, Vice President

Signed, sealed and delivered in the presence of these witnesses:

[Signature]  
Witness Signature

Print Name: Cynthia Walker

[Signature]  
Witness Signature

Print Name: Michael Armando

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