

Prepared by:
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Send Tax Notice to:
Janette Chavez Rico
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STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$366,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WILMINGTON TRUST, NATIONAL ASSOCIATION, not in its individual capacity, but solely as trustee for MFRA TRUST 2015-1** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **JANETT CHAVEZ RICO aka JANETTE CHAVEZ RICO** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 11, according to the Final Plat of Wild Timber Phase 1, as recorded in Map Book 31, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$366,600.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

