

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2009 TD 005734



00022950703

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
May 20, 2011 / 110474

This is to certify that the holder listed below of Tax Sale Certificate Number **2009 / 5734**, issued the **1st day of June, 2009**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 09-1422-365**

Certificate Holder:

BLACKWELL EDDIE J & MARY J TRUSTEE BLACKWELL LIVIN
723 OVERBROOK DRIVE
FT WALTON BEACH, FLORIDA 32547

Property Owner:

ADAMS HOMES OF NORTHWEST FLORIDA INC
3000 GULF BREEZE PKWY
GULF BREEZE, FLORIDA 32563

Legal Description: 25-1S3-123

LT 73 BLK A LOGAN PLACE PB 18 P 30/30A OR 5868 P 1638

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2009	5734	06/01/09	\$466.92	\$0.00	\$161.09	\$628.01

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2010	6068	06/01/10	\$2,431.54	\$6.25	\$121.58	\$2,559.37

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2010)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$3,187.38
\$0.00
\$2,193.52
\$150.00
\$75.00
\$5,605.90
\$5,605.90
\$6.25

*Done this 20th day of May, 2011

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Donna Mahuron

Date of Sale:

November 7, 2011

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BLACKWELL EDDIE J & MARY J TRUSTEE
BLACKWELL LIVIN
723 OVERBROOK DRIVE
FT WALTON BEACH, Florida, 32547**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
5734	09-1422-365	06/01/2009	25-1S3-123 LT 73 BLK A LOGAN PLACE PB 18 P 30/30A OR 5868 P 1638

2010 TAX ROLL

ADAMS HOMES OF NORTHWEST FLORIDA
INC
3000 GULF BREEZE PKWY
GULF BREEZE, Florida 32563

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

ejbgator (EDDIE BLACKWELL)
Applicant's Signature

05/20/2011
Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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MENTAL HEALTH
MIS
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PROBATE
TRAFFIC

**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

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COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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necessary to avoid obscuring any information on
the original documents

Case: 2009 TD 005734



00051866339

Dkt: TD82 Pg#:

11

Original Documents Follow

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 8926

June 3, 2011

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 06-02-91, through 06-02-11, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Adams Homes of Northwest Florida, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

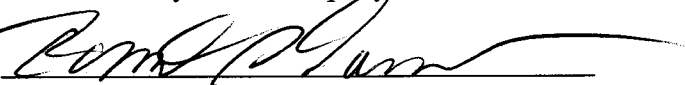
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

June 3, 2011

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 8926

June 3, 2011

Lot 73, Block A, Logan Place, as per plat thereof, recorded in Plat Book 18, Page 30 & 30A, of
the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 8926

June 3, 2011

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Mortgage Spreader Agreement between Adams Homes of Northwest Florida, Inc. and First Horizon Home Loans dated 09-30-2008 and recorded 10-02-2008 in O.R. Book 6382, page 1912.
2. Taxes for the year 2008-2009 delinquent. The assessed value is \$129,337.00. Tax ID 09-1422-365.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: November 7, 2011

TAX ACCOUNT NO.: 09-1422-365

CERTIFICATE NO.: 2009-5734

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

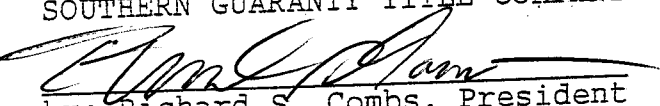
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32596
☒ X Notify Escambia County, 190 Governmental Center, 32501
☒ X Homestead for _____ tax year.

Adams Homes of Northwest Florida, Inc.
3000 Gulf Breeze Parkway
Gulf Breeze, FL 32563

First HorizonHome Loans
200 East Robinson St., Ste 400
Orlando, FL 32801

Certified and delivered to Escambia County Tax Collector,
this 8th day of June, 2011.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Prepared By: John W. Monroe
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32502
File Number: A0458-112347
Parcel ID #: 09-1416-000
Grantee(s) SS #:

1850
22,921.50

WARRANTY DEED (CORPORATE)

This WARRANTY DEED, dated 03/23/2006 by:
Blue Angel Parkway, LLC, a Florida Limited Liability Company
whose post office address is:
226 S. Palafox Place 6th Floor, Pensacola, FL 32502
hereinafter called the GRANTOR, to
Adams Homes of Northwest Florida, Inc., a Florida Corporation
whose post office address is:
3000 Gulf Breeze Parkway, Gulf Breeze, FL 32563
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Lots 1 through 75, inclusive. Block A, Lots 1 through 36, inclusive, Block B, Logan Place, according to the plat thereof, recorded in Plat Book 18, Page 30 and 30A, of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions 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 THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: LAWRENCE C. SCHULZ

Blue Angel Parkway, LLC, a Florida Limited Liability Company

Signature: [Signature]
Print Name: JOHN W. MONROE JR.

By: [Signature]
J. Collier Merrill, Member and Manager

State of **FL**
County of **Escambia**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 23rd day of March, 2006 by:
J. Collier Merrill, Member and Manager
of

Blue Angel Parkway, LLC, a Florida Limited Liability Company
on behalf of the corporation. He/She is personally known to me or who has produced _____ as identification.

Notary Seal

Signature: [Signature]
Print Name: _____



JOHN W. MONROE, JR.
My Commission DD 193344
Expires June 27, 2007

Prepared by and return to:
John W. Monroe, Jr. of
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, FL 32502
A0458- 119830 dsj

MORTGAGE SPREADER AGREEMENT

(Under Revolving Credit Facility)

THIS AGREEMENT, is made this 30th day of September, 2008, by and between **ADAMS HOMES OF NORTHWEST FLORIDA, INC.**, a Florida corporation, **ADAMS HOMES, LLC**, an Alabama limited liability company, jointly and severally (collectively "Borrower"), whose address is 1101 Gulf Breeze Parkway, Suite 230, Gulf Breeze, Florida 32561, and **FIRST HORIZON HOME LOANS**, a division of First Tennessee Bank, National Association f/k/a **FIRST HORIZON HOME LOAN CORPORATION** ("Bank"), whose address is 200 East Robinson Street, Suite 400, Orlando, Florida 32801.

RECITALS

A. Borrower has previously executed and delivered its Note (revolving credit facility) dated September 23, 2004 in the amount of \$35,000,000.00, which was renewed by Renewal Real Estate Note in the same amount dated March 9, 2006, and was increased by Increased Renewal Real Estate Note dated October 30, 2007, in the amount of \$60,000,000.00 (all collectively together with all subsequent renewals and modifications constitute the "Note").

B. Borrower has secured the Note with a certain Mortgage and Security Agreement (Revolving Credit Facility) (the "Mortgage" or the "Security Documents"), recorded in Official Records Book 5370, Page 3815, of the Public Records of Brevard County, in Official Records Book 2562, Page 2179, of the Public Records of Charlotte County, in Official Records Book 1772, Page 1695, of the Public Records of Citrus County, in Official Records Book 2440, Page 466, of the Public Records of Clay County, in Official Records Book 12412, Page 2159, of the Public Records of Duval County, in Official Records Book 589, Page 2252, of the Public Records of DeSoto County, in Official Records Book 5504, Page 1413, of the Public Records of Escambia County, in Official Records Book 1153, Page 1847, of the Public Records of Flagler County, in Official Records Book 1913, Page 1198, of the Public Records of Hernando County, in Official Records Book 1788, Page 1358, of the Public Records of Indian River County, in Official Records Book 2674, Page 1469, of the Public Records of Lake County, in Official Records Book 4466, Page 3243, of the Public Records of Lee County, in Official Records Book 3842, Page 1895, of the Public Records of Marion County, in Official Records Book 2567, Page 2004, of the Public Records of Okaloosa County, in Official Records Book 7652, Page 4795, of the Public Records of Orange County, in Official Records Book 2617, Page 2777, of the Public Records of Osceola County, in Official Records Book 5943, Page 1607, of the Public Records of Polk County, in Official Records Book 2071, Page 2934, of the Public Records of St. Lucie County, in Official Records Book 2359, Page 535, of the Public Records of Santa Rosa County, in Instrument Number 2004199726, of the Public Records of Sarasota County, in Official Records Book 5417, Page 3517, of the Public Records of Volusia County, in Official Records Book 2635, Page 121, of the Public Records of Walton County, Florida, as amended by that certain Mortgage Modification Agreement and Notice of Future Advance dated October 30, 2007, recorded in Official Records Book 5823, Page 836, of the Public Records of Brevard County, in Official Records Book 3229, Page 732, of the Public Records of Charlotte County, in Official Records Book 2172, Page 1462, of the Public Records of Citrus County, in Official Records Book 2961, Page 1815, of the Public Records of Clay County, in Official Records Book 14260, Page 796, of the Public Records of Duval County, in Instrument No. 200714011279, of the Public Records of DeSoto County, in Official Records Book 6242, Page 683, of the Public Records of Escambia County, in Official Records Book 1625, Page 332, of the Public Records of Flagler County, in Official Records Book 2506, Page 1142, of the Public Records of Hernando County, in Official Records Book 2217, Page 2047, of the Public Records of Indian River County, in Official Records Book 3535, Page 1888, of the Public Records of Lake County, in Instrument No 2007000339983, of the Public Records of Lee County, in Official Records Book 4923, Page 1308, of the Public Records of Marion County, in Official Records Book 2813, Page 3961, of the Public Records of Okaloosa County, in Official Records Book 9497, Page 4514, of the Public Records of Orange County, in Official Records Book 3590, Page 2499, of the Public Records of Osceola County, in Official Records Book 7474, Page 197, of the Public Records of Polk County, in Official Records Book 2901, Page 940, of the Public

Records of St. Lucie County, in Official Records Book 2782, Page 113, of the Public Records of Santa Rosa County, in Instrument Number 2007166402, of the Public Records of Sarasota County, in Official Records Book 6150, Page 4188, of the Public Records of Volusia County, in Official Records Book 2777, Page 1484, of the Public Records of Walton County, Florida (all of the foregoing collectively the "Mortgage" or the "Security Documents"). The Security Documents encumber property more particularly described in the Security Documents (the "Mortgaged Property").

C. At the time of the execution and delivery of the Security Documents, Borrower and Bank entered into a certain Environmental Certificate and Indemnification Agreement, and a certain Loan Agreement (Revolving Credit Facility), (the "Loan Agreement"), setting forth the terms upon which Bank has agreed to make advances under the Note from time to time for acquisition and construction of improvements on real property to be encumbered by the Mortgage. The Security Documents, Loan Agreement, Environmental Certificate, and Indemnification Agreement, and all other documents executed by Borrower in connection with the loan evidenced by the Note, including any subsequent modifications thereto, are referred to herein as the "Loan Documents."

D. Borrower has requested Lender make advances pursuant to the Note for parcels of property that are not presently encumbered by the Loan Documents, and Lender has agreed to make such advances to Borrower provided that the Loan Documents are amended to include and encumber such property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and in the Note, Mortgage and Loan Agreement, of the loan funds being advanced from time to time by Bank to Borrower, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

- i) The foregoing recitals are acknowledged as true and correct and are incorporated herein.
- ii) In order to further secure the indebtedness arising from, secured by, or evidenced by Loan Documents, the Loan Documents are hereby modified and amended to include within the Mortgaged Property (1), as it relates to the Mortgage, all of that certain real property described in Exhibit "A" attached and incorporated by reference, and (2) as it relates to the Financing Statement, the interests, rights, and other property of the nature described in the Financing Statement that are located on or otherwise relate to the real property described in Exhibit "A" (collectively called the "Additional Mortgaged Property"). The Additional Mortgaged Property shall be encumbered by the Mortgage, Assignment, Financing Statement, Easement, and other Loan Documents and subject to all of the covenants, terms, and provisions thereof, Borrower hereby giving, bargaining, selling, warranting, alienating, remising, releasing, conveying, assigning, transferring, granting an easement over, mortgaging, hypothecating, depositing, pledging, setting over, and confirming unto Lender all of Borrower's estate, right, title and interest in, to and under the Additional Mortgaged Property, all to the same end and with the same force and effect as if expressly included in the Loan Documents at the time such were executed and delivered. As to the Additional Mortgaged Property, Borrower makes all representations and warranties in the Loan Documents originally applicable to the Mortgaged Property or otherwise required as a condition or inducement to the loan from Bank, and agrees that the Additional Mortgaged Property shall be subject to all covenants and provisions of the Loan Documents as if originally subject thereto.
- iii) DOCUMENTARY STAMP TAX AND INTANGIBLE TAX IN THE AMOUNT PRESCRIBED BY LAW HAS BEEN PAID AT THE TIME OF RECORDING OF THE MORTGAGE ON THE TOTAL AMOUNT OF THE NOTE(S) SECURED BY THE MORTGAGE DESCRIBED ABOVE. ACCORDINGLY, NO ADDITIONAL DOCUMENTARY TAX OR INTANGIBLE TAX IS DUE IN CONNECTION HEREWITH.
- iv) Borrower hereby affirms all of its obligations set forth in the Note, Mortgage, and the other Loan Documents and agrees to perform each and every covenant, agreement and obligation therein and herein, and further agrees to be bound by each and all of the terms and provisions therefor. The Mortgaged Property shall in all respects be subject to the lien, charge, and encumbrances of the Mortgage and nothing herein contained or done shall affect the lien, charge, or encumbrance of the Mortgage, as modified hereby, or its priority over any other liens, charges, encumbrances, or conveyances.
- v) Borrower warrants that it has full power and authority to execute this Agreement, that there are no other liens or claims against the Mortgaged Property other than the first lien of the Mortgage, that the Mortgage

is binding upon the Borrower, its successors and assigns, that Bank has heretofore fully performed its obligations under the Note, Mortgage and Loan Documents, and that the Borrower has no known claims or offsets against the Bank or against the indebtedness under the Note, the obligations under the Mortgage, or the obligations under any of the Loan Documents. Borrower represents and warrants that, to the best of its knowledge, (i) it has no defenses, setoffs, counterclaims, actions or equities in favor of Borrower to or against enforcement of the Note, Mortgage or other Loan Documents; and (ii) no agreement, oral or otherwise, has been made by any of Bank's employees, agents, officers or directors to further extend or modify the Note, the Mortgage, or the Loan Documents.

6. It is the intent of the parties hereto that this instrument shall not constitute a novation and shall in no way adversely affect or impair the lien priority of the Mortgage, and that all sums advanced in connection herewith shall have the same priority as the sums originally under the Mortgage. In the event this instrument, or any part hereof, or any of the instruments executed in connection herewith shall be construed or shall operate to affect the lien priority of the Mortgage, then, to the extent such instrument creates a charge upon the real property encumbered by the Mortgage in excess of that contemplated and permitted by the Mortgage, and to the extent third persons acquiring an interest in such property between the time of the recording of the Mortgage and the recording hereof are prejudiced thereby, if any, this instrument shall be void and of no force or effect; provided, however, that notwithstanding the foregoing, the parties hereto, as between themselves, shall be bound by all the terms and conditions hereof until all indebtedness owing from Borrower to Bank shall have been paid.

(signature page to follow)

IN WITNESS WHEREOF, the parties have executed this agreement the date first written above.

Signed, sealed, and delivered
in the presence of:

**ADAMS HOMES OF NORTHWEST FLORIDA,
INC., a Florida Corporation**

By: *Glenn H. Schneiter*

Glenn H. Schneiter, Assistant Controller

Mary C. Hart
Print Name: MARY C. HART

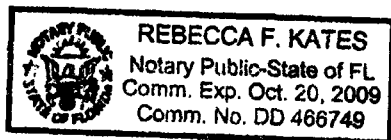
Rebecca F. Kates
Print Name: REBECCA F. KATES

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SWORN TO AND SUBSCRIBED before me on 30th day of September, 2008 by Glenn H. Schneiter, Assistant Controller of ADAMS HOMES OF NORTHWEST FLORIDA, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

NOTARY PUBLIC

Signature: *Rebecca F. Kates*
State of Florida at Large



Mary C. Hart
Print Name: MARY C. HART

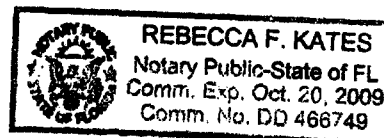
Rebecca F. Kates
Print Name: REBECCA F. KATES

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SWORN TO AND SUBSCRIBED before me on 30th, day of September, 2008 by Glenn H. Schneiter, Assistant Controller of Adams Homes of Northwest Florida, Inc., a Florida corporation, as Member of ADAMS HOMES LLC., an Alabama limited liability company, on behalf of the corporation and limited liability company. He is personally known to me.

NOTARY PUBLIC:

Signature: *Rebecca F. Kates*
State of Florida at Large



**EXHIBIT "A" TO
MORTGAGE SPREADER AGREEMENT**

**Borrower/Mortgagor/Debtor: ADAMS HOMES OF NORTHWEST FLORIDA, INC.,
and
ADAMS HOMES, LLC**

Bank/Mortgagee/Secured Party: FIRST HORIZON HOME LOANS

Additional Mortgaged Property

Lot 73, Block A, Logan Place, according to the plat thereof, recorded in Plat Book 18, Page 30 and 30A, of the Public Records of Escambia County, Florida.

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27
631

9000014656

PAY

*THIRTY FOUR THOUSAND FIFTY FOUR AND 29/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR
412 PATAFOX PLACE
PENSACOLA, FL 32502

DATE

07/26/2011

AMOUNT

34,054.29

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014656⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014656

Date	Case Number	Description	Amount
07/26/2011	2008 TD 009048	PAYMENT TAX DEEDS	1,064.45
07/26/2011	2008 TD 008474	PAYMENT TAX DEEDS	4,501.90
07/26/2011	2008 TD 008969	PAYMENT TAX DEEDS	1,687.15
07/26/2011	2008 TD 009012	PAYMENT TAX DEEDS	1,200.00
07/26/2011	2008 TD 009011	PAYMENT TAX DEEDS	1,200.00

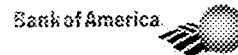
9000014656

Check: 9000014656 07/26/2011 JANET HOLLEY TAX COLLECTOR

Check Amount: 34,054.29

Robert A. Ingham 7-26-11

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT



PENSACOLA, FLORIDA

63-27
631

9000014648

VOID AFTER 6 MONTHS

PAY

*FOUR HUNDRED ONE AND 70/100

EDDIE J & MARY J BLACKWELL TRUSTEES
BLACKWELL LIVING TRUST

TO THE
ORDER
OF

EDDIE J & MARY J BLACKWELL TRUSTEES BLACKWE
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

DATE

AMOUNT

07/26/2011

401.70

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014648⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014648

Date	Case Number	Description	Amount
07/26/2011	2009 TD 005734	PAYMENT TAX DEEDS	401.70

9000014648

Check: 9000014648 07/26/2011 EDDIE J & MARY J BLACKWELL
TRUSTEES BLACKWELL LIVING TRUST

Check Amount: 401.70

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27
631

9000014643

PAY

*SIX HUNDRED EIGHTY NINE AND 75/100

ADAMS HOMES OF NORTHWEST FLORIDA INC

TO THE ORDER OF ADAMS HOMES OF NORTHWEST FLORIDA INC
3000 GULF BREEZE PKWY
GULF BREEZE, FL 32563-

DATE

AMOUNT

07/26/2011

689.75

Ernie Lee Magaha

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000014643⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000014643

Date	Case Number
07/26/2011	2009 TD 005734

Description
PAYMENT TAX DEEDS

Amount
689.75

9000014643

Check: 9000014643 07/26/2011 ADAMS HOMES OF NORTHWEST FLORIDA INC Check Amount:

689.75



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 091422365 Certificate Number: 005734 of 2009

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/07/2011	Redemption Date 07/19/2011
Months	6	2
Tax Collector	\$5,605.90	\$5,605.90
Tax Collector Interest	\$504.53	\$168.18
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$6,116.68	\$5,780.33
Clerk Fee	\$60.00	\$60.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$210.00	\$210.00
App. Fee Interest	\$35.10	\$11.70
Total Clerk	\$425.10	\$401.70
Postage	\$12.00	\$12.00
Researcher Copies	\$6.00	\$6.00
Total Redemption Amount	\$6,559.78	\$6,200.03
	Repayment Overpayment Refund Amount	\$359.75 + 120 + 210 = 689.75

Notes

**Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1309158	Receipt Date	07/19/2011

Case Number 2009 TD 005734

Description BLACKWELL, EDDIE J & MARY J VS

Action TAX DEED REDEMPTION

Judge

Received From ADAMS HOMES OF NORTHWEST FLORIDA INC

On Behalf Of BLACKWELL, EDDIE J & MARY J

Total Received	6,559.78
Net Received	6,559.78
Change	0.00

Receipt Payments	Amount	Reference Description
Check	6,559.78	4237560

Receipt Applications	Amount
Holding	6,541.78
Service Charge	18.00

Deputy Clerk: mavila Transaction Date 07/19/2011 16:18:05

Comments

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 091422365 Certificate Number: 005734 of 2009

**Payor: ADAMS HOMES OF NORTHWEST FLORIDA INC 3000 GULF BREEZE PKWY GULF
BREEZE, FL 32563 Date 07/19/2011**

Clerk's Check #	4237560	Clerk's Total	\$425.10
Tax Collector Check #	1	Tax Collector's Total	\$6,116.68
		Postage	\$12.00
		Researcher Copies	\$6.00
		Total Received	\$6,559.78

ERNIE LEE MAGAHA
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

ERNIE LEE MAGAHA
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2009 TD 005734

Redeemed Date 07/19/2011

Name ADAMS HOMES OF NORTHWEST FLORIDA INC 3000 GULF BREEZE PKWY GULF BREEZE, FL 32563

Clerk's Total = TAXDEED	\$425.10
Due Tax Collector = TAXDEED	\$6,116.68
Postage = TD2	\$12.00
ResearcherCopies = TD6	\$6.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2009	TAXDEED	TAX DEED CERTIFICATES Receipt: 1291712 Date: 06/01/2011	330.00	0.00	
06/01/2009	TD1	TAX DEED APPLICATION Receipt: 1291712 Date: 06/01/2011	60.00	0.00	
06/01/2011	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/15/2011	TD82	O & E REPORT	0.00	0.00	
07/19/2011	TAXDEED	TAXDEED Clerk's Total	425.10	425.10	
07/19/2011	TD6	TITLE RESEARCHER COPY CHARGES	6.00	6.00	
07/19/2011	TD2	POSTAGE TAX DEEDS	12.00	12.00	
07/19/2011	TAXDEED	TAXDEED Due Tax Collector	6,116.68	6,116.68	

PAYMENT SUMMARY					
Red	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$78.00	\$60.00	\$0.00	\$18.00
2	Holding	\$6,871.78	\$330.00	\$0.00	\$6,541.78
	TOTAL	\$6,949.78	\$390.00	\$0.00	\$6,559.78

**Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1291712	Receipt Date	06/01/2011

Case Number	2009 TD 005734
Description	BLACKWELL, EDDIE J & MARY J VS

Action **TAX DEED APPLICATION**

Judge

Received From **EDDIE J BLACKWELL**

On Behalf Of **BLACKWELL, EDDIE J & MARY J**

Total Received	390.00
Net Received	390.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	390.00	2010	

Receipt Applications	Amount
Holding	330.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 06/01/2011 08:42:56

Comments



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Amendment 1 Calculations](#)[Back](#)**Navigate Mode**☒ **Account**☐ **Reference**[Print Friendly Version](#)

General Information	
Reference:	251S312310073001
Account:	091422365
Owners:	ADAMS HOMES OF NORTHWEST FLORIDA INC
Mail:	3000 GULF BREEZE PKWY GULF BREEZE, FL 32563
Situs:	3485 WASATCH RANGE LOOP 32526
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

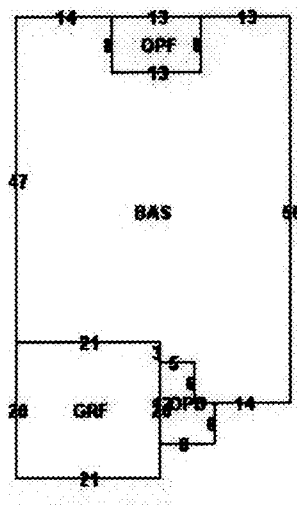
2010 Certified Roll Assessment	
Improvements:	\$105,587
Land:	\$23,750
Total:	\$129,337
Save Our Homes:	\$0

[Disclaimer](#)[Amendment 1 Calculations](#)

Sales Data				
Sale Date	Book Page	Value	Type	Official Records (New Window)
03/2006	5868 1638	\$3,274,500	WD	View Instr
Official Records Inquiry courtesy of Ernie Lee Magallon, Escambia County Clerk of the Court				

2010 Certified Roll Exemptions	
None	
Legal Description	
LT 73 BLK A LOGAN PLACE PB 18 P 30/30A OR 5868 P 1638	
Ex's Features	
None	

[Parcel Information](#) [Interactive](#) [Get Map Image](#) [Launch Interactive Map](#)**Section Map Id:**
[25-1S-31](#)**Approx. Acreage:**
0.1400**Zoned:**
[C-1](#)

					
WASATCH RANGE LOOP					
4.1	50	50	50	50	
2310-75-1	120.18	120.18	120.18	120.18	
15.98	2310-74-1	2310-73-1	2310-72-1	2310-71-1	
2310-40-2					
23					
Buildings					
Building 1 - Address 3486 WASATCH RANGE LOOP, Year Built: 2003, Effective Year: 2006					
Structural Elements FOUNDATION-SLAB ON GRADE EXTERIOR WALL-BRICK-FACE NO. PLUMBING FIXTURES-7.00 DWELLING UNITS-1.00 ROOF FRAMING-HIP ROOF COVER-DIMEN/ARCH SHNG INTERIOR WALL-DRYWALL-PLASTER FLOOR COVER-VINYL/CORK NO. STORIES-1.00 FLOOR COVER-CARPET DECOR/MILLWORK-AVERAGE HEAT/AIR-CENTRAL H/AC STRUCTURAL FRAME-WOOD FRAME					
Areas - 2519 Total SF BASE AREA - 1917 GARAGE FIN - 420 OPEN PORCH FIN - 182					
Images					
None					

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.