



Chris Jones Escambia County Property Appraiser

Real Estate
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Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

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General Information

Reference: 271S303101005028
Account: 031633600
Owners: SUNCOAST DENTAL LAB OF PENSACOLA INC
Mail: 6851 N PALAFOX ST
 PENSACOLA, FL 325037131
Situs: 6851 N PALAFOX ST 32503
Use Code: STORE, 1 STORY
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$11,970	\$53,717	\$65,687	\$65,687
2014	\$11,970	\$50,558	\$62,528	\$62,528
2013	\$31,356	\$48,390	\$79,746	\$79,746

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

MLS Listing #476154

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/1994	3581	343	\$98,000	WD	View Instr
08/1984	1947	739	\$65,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2015 Certified Roll Exemptions

Legal Description

BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT
 N AT RT ANG 60 FT E AT RT ANG ALG N LI OF
 TRAVIS ST 1104 81/100...

Extra Features

CHAINLINK FENCE

Parcel Information

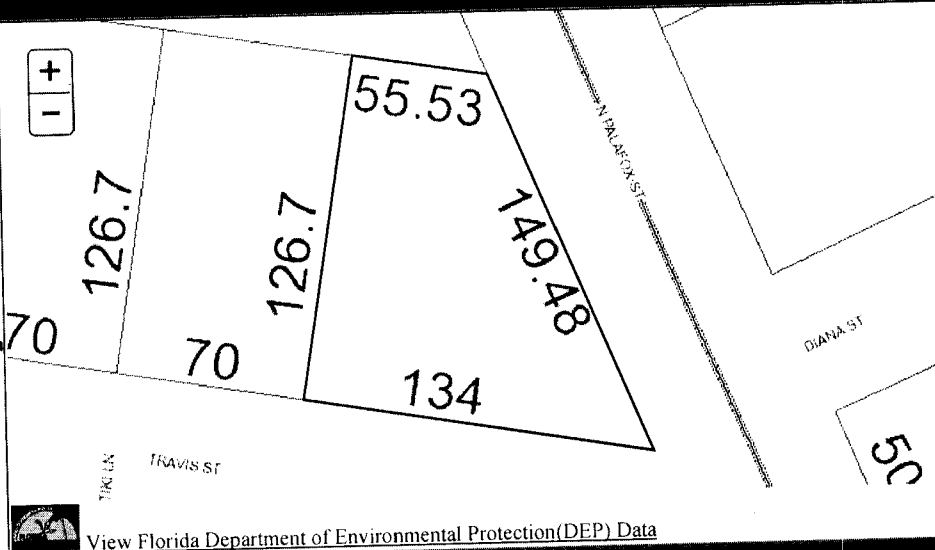
[Launch Interactive Map](#)

Section Map Id:
 27-15-30-2

Approx. Acreage:
 0.2769

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 6851 N PALAFOX ST, Year Built: 1973, Effective Year: 1973

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-METAL-MODULAR
 FLOOR COVER-CONCRETE-FINISH
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-UNFINISHED

NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-12
STRUCTURAL FRAME-RIGID FRAME

Areas - 2150 Total SF

BASE AREA - 1830
CANOPY - 150
OFFICE AVG - 170

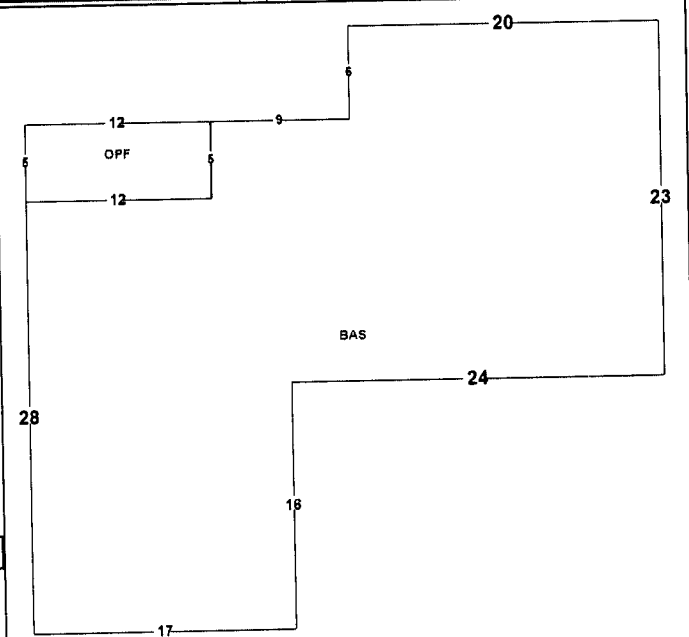
Year Built: 1960, Effective Year: 1960

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

Areas - 1089 Total SF

BASE AREA - 1029
OPEN PORCH FIN - 60



Images



10/23/13

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.

Last Updated: 06/01/2016 (tc.9043)

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600409

Date of Tax Deed Application
May 04, 2016

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN**
US BANK AS CUST FOR PFS FINANCIAL 1 LLC, holder of **Tax Sale Certificate Number 2014 / 1324**, Issued the 1st Day of
June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **03-1633-600**

Cert Holder:

PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

Property Owner:

SUNCOAST DENTAL LAB OF
PENSACOLA INC
6851 N PALAFOX ST
PENSACOLA, FL 32503-7131

BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT N AT RT ANG
60 FT E AT RT ANG ALG N LI OF TRAVIS ST 1Full legal attached.

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/1324	03-1633-600	06-01-2014	1,481.01	74.05	1,555.06

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/1455	03-1633-600	06-01-2015	1,176.56	6.25	58.83	1,241.64

Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

Total Amount Paid

2,796.70
0.00
1167.49
200.00
175.00
4,339.19

Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

Total Amount Paid

6.25

Done this the 24th day of May, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: 5 December 2016

By *Shirley Rich, CFA*
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

03-1633-600 2014

BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT N AT RT ANG 60 FT E AT RT ANG ALG N LI OF TRAVIS ST 1104 81/100 FT FOR
POB CONT SAME COURSE 134 84/100 FT TO WLY R/W LI OF OLD PALAFOX H/W NWLY ALG R/W LI 149 48/100 FT 57 DEG 57 MIN 15
SEC LEFT 55 53/100 FT 90 DEG LEFT 126 7/10 FT TO POB OR 3581 P 343 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND
LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

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

Certificate No.	Date	Legal Description
2014/ 1324	06-01-2014	BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT N AT RT ANG 60 FT E AT RT ANG ALG N LI OF TRAVIS ST 1104 81/100 FT FOR POB CONT SAME COURSE 134 84/100 FT TO WLY R/W LI OF OLD PALAFOX H/W NWLY ALG R/W LI 149 48/100 FT 57 DEG 57 MIN 15 SEC LEFT 55 53/100 FT 90 DEG LEFT 126 7/10 FT TO POB OR 3581 P 343 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

05-04-2016

Date

PAM CHILDERS
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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 031633600 Certificate Number: 001324 of 2014

**Payor: SUNCOAST DENTAL LAB OF PENSACOLA INC 6851 N PALAFOX ST PENSACOLA, FL
325037131 Date 09/14/2016**

Clerk's Check #	1	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$4,801.05
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$5,398.30

4762.79
\$ ~~4762.79~~

PAM CHILDERS
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>

PAM CHILDERS
 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 # 2014 TD 001324
 Redeemed Date 09/14/2016**

Name SUNCOAST DENTAL LAB OF PENSACOLA INC 6851 N PALAFOX ST PENSACOLA, FL 325037131

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$4,801.05
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

4762.79

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 031633600 Certificate Number: 001324 of 2014

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/05/2016	Redemption Date 09/14/2016
Months	7	4
Tax Collector	\$4,339.19	\$4,339.19
Tax Collector Interest	\$455.61	\$260.35
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,801.05	\$4,605.79 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$27.00
Total Clerk	\$497.25	\$477.00 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$5,398.30	\$5,082.79
	Repayment Overpayment Refund Amount	\$315.51

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 21, 2016

PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST STE 2050
PHILADELPHIA PA 19102

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

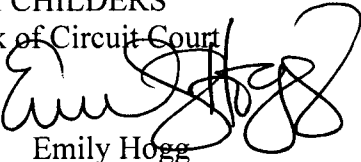
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 001324	\$450.00	\$27.00	\$477.00

TOTAL \$477.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

16-499

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13083

September 15, 2016

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

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 09-15-1996, through 09-15-2016, and said search reveals the following:

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

Suncoast Dental Lab of Pensacola, 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: 

September 15, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13083

September 15, 2016

271S303101005028 - Full Legal Description

BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT N AT RT ANG 60 FT E AT RT ANG ALG N LI OF TRAVIS
ST 1104 81/100 FT FOR POB CONT SAME COURSE 134 84/100 FT TO WLY R/W LI OF OLD PALAFOX H/W
NWLY ALG R/W LI 149 48/100 FT 57 DEG 57 MIN 15 SEC LEFT 55 53/100 FT 90 DEG LEFT 126 7/10 FT TO POB
OR 3581 P 343 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC
25/27 T 1S R 30

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13083

September 15, 2016

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

1. That certain mortgage executed by Suncoast Dental Lab of Pensacola, Inc. in favor of Compass Bank dated 10/24/2006 and recorded 11/01/2006 in Official Records Book 6022, page 695 of the public records of Escambia County, Florida, in the original amount of \$100,000.00.
2. Taxes for the year 2012-2015 delinquent. The assessed value is \$70,333.00. Tax ID 03-1633-600.

PLEASE NOTE THE FOLLOWING:

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

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: 12-5-2016

TAX ACCOUNT NO.: 03-1633-600

CERTIFICATE NO.: 2014
2013-1324

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

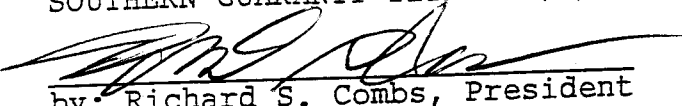
- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

Suncoast Dental Lab of Pensacola, Inc.
6851 N. Palafox St.
Pensacola, FL 32503

Compass Bank
Attn: Loan Operations
P.O. Box 10343
Birmingham, AL 35203

Certified and delivered to Escambia County Tax Collector,
this 16th day of September, 2016.

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.

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the HANSON GRAPHICS OF FLORIDA, INC., formerly HANSON/CRYSTAL, INC., by change of name filed with the Secretary of State of the State of Florida on January 30, 1987, a Florida corporation, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto SUNCOAST DENTAL LAB OF PENSACOLA, INC., a Florida corporation, whose tax identification number is _____ and whose address is 6851 OLD PALAFOX HIGHWAY, PENSACOLA, FLORIDA 32503, its successors and assigns, forever, the following real property, situate, lying and being in the County of ESCAMBIA, State of Florida, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO, MADE A PART HEREOF, AND MARKED EXHIBIT "A".

D.S. PD. \$ 686.⁰⁰
DATE 5-23-94
JOE A. FLOWERS, COMPTROLLER
BY: [Signature] D.C.
CERT. REG. #59-2043328-27-01

(Parcel Tax Identification # 27-18-30-3101-005-028)

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any.

TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free from all encumbrances and that it, its successors and assigns, the said Grantee, its heirs, personal representatives, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its President, and its corporate seal to be affixed hereto this 18th day of May, 1994.

HANSON GRAPHICS OF FLORIDA, INC.
formerly HANSON/CRYSTAL, INC.

Signed, sealed and delivered
in the presence of:

By: [Signature]
George D. Holt, Its Vice President

(CORPORATE SEAL)

Print Name: George D. Holt
Print Name: JAMES J. REEVES

STATE OF FLORIDA
COUNTY OF ESC

The foregoing instrument was acknowledged before me this 18th day of May 1994, by GEORGE D. HOLT as Vice President of HANSON GRAPHICS OF FLORIDA, INC., formerly HANSON/CRYSTAL, INC. a Florida corporation, for and on behalf of said corporation. He produced [Signature] as identification and did (did not) take an oath.

[Signature]
Notary Public

This instrument prepared by:
James J. Reeves
Attorney at Law
730 Bayfront Parkway, Suite 4-B
Pensacola, FL 32501

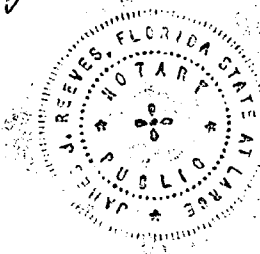
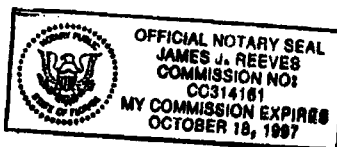


EXHIBIT "A"

South Commence at the Northwest corner of Lot 31, National Land Sales Company's Subdivision in Sections 25 and 27, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat of said Subdivision recorded in Deed Book 89 at Page 226 of the Public Records of said County; thence run South along the West line of said Lot 31 for 15 feet; thence continue along the west line of said Lot 31 for 635.60 feet to the Southwest corner of said Lot 31; thence run East, deflecting at an angle of 89°49' to the Left and along the South line of said Lot 31 for 135.0 feet; thence run North at Right angles for 60.0 feet; thence run East at Right angles and along the North line of Travis Street for 1,104.81 feet to the Point of Beginning; thence continue along the same line 134.84 feet to the Westerly Right-of-Way line of Old Palafox Highway; thence run Northwesterly deflecting at an angle of 122°02'45" to the Left and along said Right-of-Way line for 149.48 feet; thence run West deflecting at an angle of 57°57'15" to the Left for 55.53 feet; thence South, deflecting 90° to the Left for 126.70 feet to the Point of Beginning.

Instrument 00130188

Filed and recorded in the
public records

MAY 23, 1994

at 03:40 P.M.

in Book and Page noted
above or hereon

and record verified

JOE A. FLOWERS,
COMPTROLLER

Escambia County,
Florida

RECORDATION REQUESTED BY:

Compass Bank
PEN NORTH DAVIS
6701 NORTH DAVIS HIGHWAY
PENSACOLA, FL 32504

WHEN RECORDED MAIL TO:

Compass Bank, Attn: Loan Operations
P. O. Box 10343
Birmingham, AL 35203

This Mortgage prepared by:

CLARK, PARTINGTON, HART,
LARRY, BOND, & STACKHOUSE
Attorneys At Law
Post Office Box 13010
Pensacola, Florida 32591-3010



06500000000000560771380ALS0745

MORTGAGE

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$100,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated October 24, 2006, is made and executed between **SUNCOAST DENTAL LAB OF PENSACOLA, INC., A FLORIDA CORPORATION** (referred to below as "Grantor") and **Compass Bank**, whose address is **6701 NORTH DAVIS HIGHWAY, PENSACOLA, FL 32504** (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in **ESCAMBIA County, State of Florida**:

SEE ATTACHED EXHIBIT "A"

The Real Property or its address is commonly known as 6851 N. PALAFOX ST., PENSACOLA, FL 32503.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$100,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF LOT 31, NATIONAL LAND SALES COMPANY'S SUBDIVISION IN SECTIONS 25 AND 27, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN DEED BOOK 89 AT PAGE 226 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 31 FOR 15 FEET; THENCE CONTINUE SOUTH ALONG THE WEST LINE OF SAID LOT 31 FOR 635.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE RUN EAST, DEFLECTING AT AN ANGLE OF 89 DEGREES 49' TO THE LEFT AND ALONG THE SOUTH LINE OF SAID LOT 31 FOR 135.0 FEET; THENCE RUN NORTH AT RIGHT ANGLES FOR 60.0 FEET; THENCE RUN EAST AT RIGHT ANGLES AND ALONG THE NORTH LINE OF TRAVIS STREET FOR 1104.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE 134.84 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD PALAFOX HIGHWAY; THENCE RUN NORTHWESTERLY DEFLECTING AT AN ANGLE OF 122 DEGREES 02'45" TO THE LEFT AND ALONG SAID RIGHT OF WAY LINE FOR 149.48 FEET; THENCE RUN WEST DEFLECTING AT AN ANGLE OF 57 DEGREES 57'15" TO THE LEFT FOR 55.53 FEET; THENCE SOUTH, DEFLECTING 90 DEGREES TO THE LEFT FOR 126.70 FEET TO THE POINT OF BEGINNING.