

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800307

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 2170**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-1905-000**

Cert Holder:
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:
PROFESSIONAL COLLISION
CENTER OF PENSACOLA INC
7700 BEECHWOOD DR
PENSACOLA, FL 32514
BEG AT INTER OF W LI OF H/W AND N LI OF SEC 5 NWLY ALG
H/W 712 FT FOR POB SWLY AT RT ANGLES 300 FT N (Full 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
2016/2170	05-1905-000	06/01/2016	3,545.55	177.28	3,722.83

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
2017/2159	05-1905-000	06/01/2017	4,291.37	6.25	214.57	4,512.19

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

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)

8,235.02

0.00

4,176.73

200.00

175.00

12,786.75

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

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,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County
Date of Sale: November 5, 2018

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-1905-000 2016

BEG AT INTER OF W LI OF H/W AND N LI OF SEC 5 NWLY ALG H/W 712 FT FOR POB SWLY AT RT ANGLES 300 FT N LY PARL TO H/W
202 FT NELY PARL TO S LI 300 FT TO H/W SLY ALG H/W 202 FT TO BEG OR 4726 P 1925 PART OF LTS 5 AND 7 S/D OF SECTION

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800307

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
05-1905-000	2016/2170	06-01-2016	BEG AT INTER OF W LI OF H/W AND N LI OF SEC 5 NWLY ALG H/W 712 FT FOR POB SWLY AT RT ANGLES 300 FT N LY PARL TO H/W 202 FT NELY PARL TO S LI 300 FT TO H/W SLY ALG H/W 202 FT TO BEG OR 4726 P 1925 PART OF LTS 5 AND 7 S/D OF SECTION

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

☒ Navigate Mode
 ☒ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information	
Reference:	082S305008000001
Account:	051905000
Owners:	PROFESSIONAL COLLISION CENTER OF PENSACOLA INC
Mail:	7700 BEECHWOOD DR PENSACOLA, FL 32514
Situs:	4201 N PALAFOX ST 32505
Use Code:	AUTO REPAIR
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	WEIS/WOODHAM/PENSACOLA
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$57,570	\$206,201	\$263,771	\$218,441
2016	\$57,570	\$194,063	\$251,633	\$198,583
2015	\$57,570	\$122,960	\$180,530	\$180,530

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

[File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2001	4726	1925	\$544,000	WD	View Instr
06/1998	4278	621	\$924,700	WD	View Instr
11/1995	3878	119	\$133,000	CT	View Instr
03/1990	2829	818	\$162,500	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
None

Legal Description
BEG AT INTER OF W LI OF H/W AND N LI OF SEC 5 NWLY ALG H/W 712 FT FOR POB SWLY AT RT ANGLES 300 FT NLY PARL TO H/W...

Extra Features
ASPHALT PAVEMENT BLOCK/BRICK GARAGE CHAINLINK FENCE

Parcel Information

Section Map Id:
08-2S-30-1

Approx. Acreage:
1.3912

Zoned:
HC/LI

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

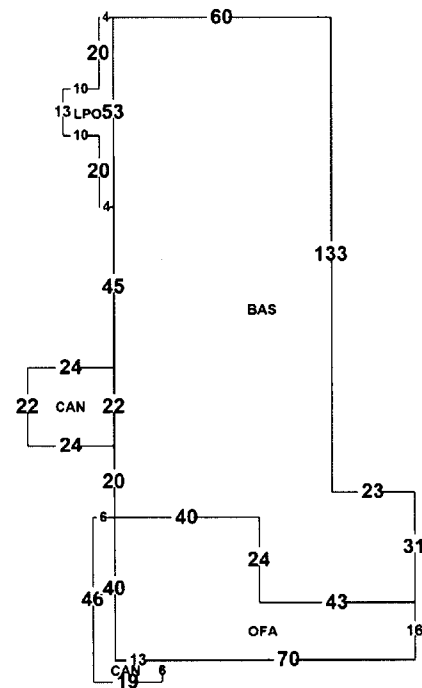
Buildings

Address: 4201 N PALAFOX ST, Year Built: 1960, Effective Year: 1980

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-14
STRUCTURAL FRAME-RIGID FRAME

 Areas - 13105 Total SF
BASE AREA - 9593
CANOPY - 882
LOADING PLATFORM OPEN - 342
OFFICE AVG - 2288



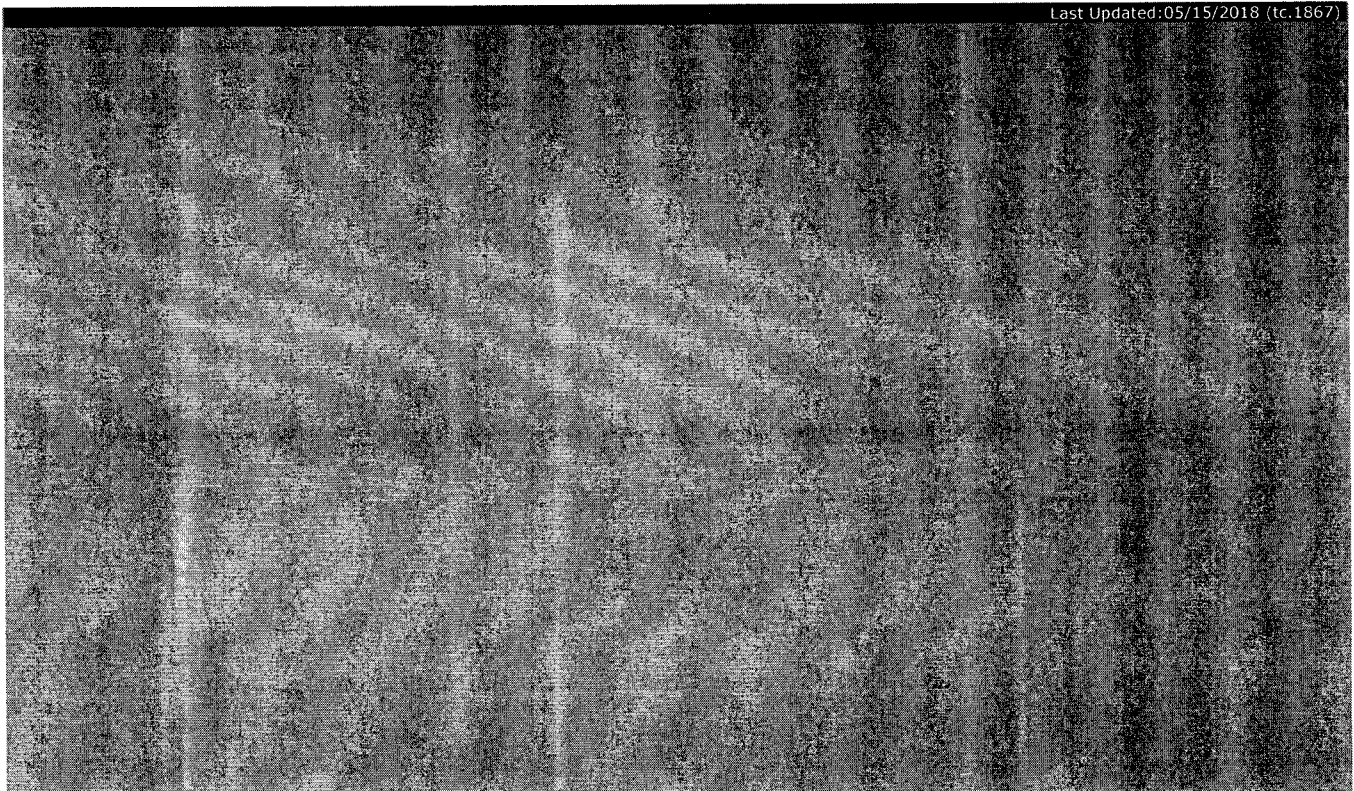
Images



2/29/16

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: 05/15/2018 (tc.1867)



18-522

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: 051905000 Certificate Number: 002170 of 2016**

Payor: CHRIS FORBUSH 4201 N PALAFOX ST PENSACOLA, FL 32505 Date 06/19/2018

Clerk's Check # 5504616439
 Tax Collector Check # 1

Clerk's Total \$497.25
 Tax Collector's Total \$14,135.61
 Postage \$60.00
 Researcher Copies \$0.00
 Total Received ~~\$14,692.86~~
 13,320.10

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: HM
 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
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**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 # 2016 TD 002170

Redeemed Date 06/19/2018

Name CHRIS FORBUSH 4201 N PALAFOX ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$14,135.61
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 051905000 Certificate Number: 002170 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/05/2018	Redemption Date 06/19/2018 
Months	7	2
Tax Collector	\$12,786.75	\$12,786.75
Tax Collector Interest	\$1,342.61	\$383.60
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$14,135.61	\$13,176.60 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$13.50
Total Clerk	\$497.25	\$463.50 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$14,732.86	\$13,640.10
	Repayment Overpayment Refund Amount	\$1,092.76

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 •

June 25, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

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.

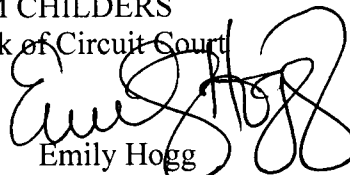
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 002170	\$450.00	\$13.50	\$463.50

TOTAL \$463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

18-522

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15448

August 7, 2018

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 08-07-1998, through 08-07-2018, and said search reveals the following:

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

Professional Collision Center 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

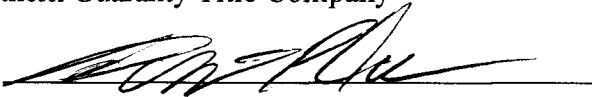
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

August 7, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15448

August 7, 2018

082S305008000001 - Full Legal Description

BEG AT INTER OF W LI OF H/W AND N LI OF SEC 5 NWLY ALG H/W 712 FT FOR POB SWLY AT RT ANGLES
300 FT NLY PARL TO H/W 202 FT NELY PARL TO S LI 300 FT TO H/W SLY ALG H/W 202 FT TO BEG OR 4726 P
1925 PART OF LTS 5 AND 7 S/D OF SECTION

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15448

August 7, 2018

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

1. That certain mortgage executed by Professional Collision Center of Pensacola, Inc. in favor of First National Bank of Florida dated 06/14/2001 and recorded 06/21/2001 in Official Records Book 4726, page 1828 of the public records of Escambia County, Florida, in the original amount of \$475,000.00. Corrected Mortgage in O.R. Book 4731, page 201. Assignment to Charterbank in O.R. Book 6811, page 1345.
2. All Taxes Paid. The assessed value is \$263,771.00. Tax ID 05-1905-000.

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: rcsgrt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 05-1905-000

CERTIFICATE NO.: 2016-2170

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.

Professional Collision Center of Pensacola, Inc.

7700 Beechwood Dr.

Pensacola, FL 32514

and

4201 N. Palafox St.

Pensacola, FL 32505

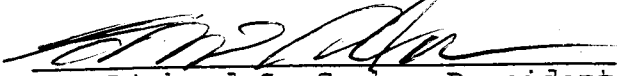
CharterBank

600 3rd Ave.

West Point, GA

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 2018.

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.

10-20
3808.00

This Instrument Prepared by:
Amy L. Manning
Gulf Coast Title Partners, LLC
1403 East Belmont Street
Pensacola, Florida 32501
P-01-116

DR BK 4726 PG1925
Escambia County, Florida
INSTRUMENT 2001-855572

DEED DOC STAMPS PD @ ESC CO \$3808.00
06/21/01 EMILIE LEE JENSEN, CLERK
By: Sally Alford

Property ID:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JEMCO of Pensacola, Inc., a Florida corporation, (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto Professional Collision Center of Pensacola, Inc., a Florida corporation, (herein "Grantee"), whose address is 7700 Beechwood Drive, Pensacola, FL 32514, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

For full legal description see attached Exhibit A made a part hereof.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed, any liens for ad valorem real property taxes for the year 2001 and subsequent years; and any other matters arising subsequent to the date hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor 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 of lien or encumbrances, and that Grantor, its heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of the due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its Vice President, and its corporate seal to be affixed hereto this 14th day of June, 2001.

Signed, sealed and delivered

[Signature]
Name: William D. McArthur
[Signature]
Name: Amy L. Manning

JEMCO of Pensacola, Inc.

By: [Signature]
Harold Allen Tuner
Vice President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of June, 2001, by Harold Allen Tuner, as Vice President of JEMCO of Pensacola, Inc., a Florida corporation, on behalf of the corporation, who did not take an oath and who:

☐ is/are personally known to me.
☒ produced current Florida driver's license as identification.
☐ produced _____ as identification.

(Notary Seal Must Be Affixed)

AMY L. MANNING
Notary Public-State of FL
Comm. Exp. Aug. 1, 2003
Comm. No. CC 859837

[Signature]
Notary Public

Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

Exhibit "A"

Parcel 1

That portion of Section 8, Township 2 South, Range 30 West, in Escambia County, Florida, described as follows: Begin at a point on the Southwestern right of way line of the Palafox Highway (also known as Palafox-Flomaton Road) where it intersects the Northwestern line of the Pablo Palmes Grant, and run thence Northwestward along said right of way line 914 feet for point of beginning; thence run Southwestward at right angles 300 feet; thence run Southeastward and parallel to Palafox Highway right of way 202 feet; thence run Northeastward and parallel to the North line of this description a distance of 300 feet to the West right of way line of Palafox Highway; thence run Northwestward 202 feet along the said right of way line of Palafox Highway to the Point of Beginning.

RCD Jun 21, 2001 11:30 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-855572

19.50
1662-50950-
Prepared by:
Suzanne Blankenship, Esquire
4300 Bayou Blvd., Suite #13
Pensacola, FL 32503-2671

OR BK 4726 PG1828
Escambia County, Florida
INSTRUMENT 2001-855555

NTS DOC STAMPS PD @ ESC CO \$1662.50

06/21/01 ERNIE LEE MORGAN, CLERK
By: *Ernie Lee Morgan*

INTANGIBLE TAX PD @ ESC CO \$ 950.00

06/21/01 ERNIE LEE MORGAN, CLERK
By: *Ernie Lee Morgan*

OR BK 4731 PG0201
Escambia County, Florida
INSTRUMENT 2001-858185

AFTER RECORDING, PLEASE RETURN TO:
GULF COAST TITLE PARTNERS, L.L.C.
1403 EAST BELMONT STREET
PENSACOLA, FL 32501

P-01-116 Amy Manning

MORTGAGE

(Participation)

This mortgage made and entered into this 14th day of June 2001

by and between Professional Collision Center of Pensacola, Inc., a Florida corporation

(hereinafter referred to as mortgagor) and First National Bank of Florida

(hereinafter referred to as

mortgagee), who maintains an office and place of business at 17005 Emerald Coast Parkway Destin, Florida 32541

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Escambia State of Florida

4201 North Palafox Hwy, Pensacola, Florida

Parcel 1

That portion of Section 8, Township 2, South, Range 30 West, in Escambia County, Florida, described as follows: Begin at a point on the Southwestern right of way line of the Palafox Highway (also known as Palafox-Flomaton Road) where it intersects the Northwestern line of the Pablo Palmes Grant, and run thence Northwestward along said right of way line 914 feet for point of beginning; thence run Southwestward at right angles 300 feet; thence run Southeastward and parallel to Palafox Highway right of way 202 feet; thence run Northeastward and parallel to the North line of this description a distance of 300 feet to the West right of way line of Palafox Highway, thence run Northwestward 202 feet along the said right of way line of Palafox Highway to the Point of Beginning.

Parcel 2

That portion of Section 8, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Begin at a point on the Southwestern right of way line of the Palafox Highway where it intersects the Northwestern line of the Pablo Palmes Grant and run thence Northwestward along said right of way line a distance of 914 feet, thence run Southwestward at right angles a distance of 300 feet for the point of commencement of this description, thence continue in the same direction a distance of 100 feet, thence run Southeastward parallel to Palafox Highway a distance of 102 feet, thence run Northeastward parallel to the North line of this description a distance of 100 feet, thence run Northwestward parallel to Palafox Highway a distance of 102 feet to the point of commencement.

Parcel 3

Starting at a point on the Palafox Highway where the Highway intersects the Northwestern line of the Pablo Palmes Grant, and running thence Northwestward along the West right-of-way of Palafox Highway 914 feet, the corner of the land of the Grantor herein and thence running Southward along the North line of said land belonging to the Grantor herein 300 feet to a stake and the point of beginning, thence continuing said line 100 feet to a stake, thence South along the West line of lands hereby conveyed 100 feet to a stake, thence East along the line of lands of the Grantees herein 100 feet for a stake, thence a straight line North 100 feet to the point of beginning of this parcel of land, being a portion of Section 8, Township 2 South, Range 30 West, Escambia County, Florida.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated June 14, 2001 in the principal sum of \$ 475,000 signed by Christopher B. Forbush & Paul J Forbush, Sr. in behalf of Professional Collision Center of Pensacola, Inc., a Florida corporation

**** Mortgage to be re-recorded due to scrivener's error whereby this Mortgage was recorded prior to the Corporation Warranty Deed to Professional Collision Center of Pensacola, Inc., from JEMCO of Pensacola, Inc., recorded in Official Records Book 4726, Page 1925 and the Corporation Warranty Deed from JEMHAT Properties, Inc., recorded in Official Records Book 4726, Page 1927 in the public records of Escambia County, Florida.

STATE OF FLORIDA

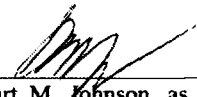
ESCAMBIA COUNTY

ASSIGNMENT OF LOAN AND LIENS

The Federal Deposit Insurance Company ("FDIC") as Receiver for First National Bank of Florida, f/k/a First National Bank of Santa Rosa ("FNB") having an address, for the purpose of this assignment, of 1601 Bryan Street, Dallas, Texas 75201 does, pursuant to an agreement (the "P & A Agreement") executed by the FDIC and CharterBank, transfer, sell and assign to CharterBank, a federal financial institution, having its address as 600 3rd Avenue, West Point, Georgia, without recourse or warranty except as provided in the P & A Agreement, all right title and interest in those loans evidenced by the Real Estate Mortgage being more fully described in Exhibit "A" attached hereto and made a part hereof by reference (the "Loans") together with (1) all evidence of indebtedness, including but not limited to any promissory notes, notes, documents and instruments evidencing, securing, governing and guaranteeing the indebtedness evidenced by the promissory notes (the "Note"); (2) all mortgages, security deeds, deeds to secure debt, deeds of trust, assignment of rents, UCC-1 filings, judgment liens, security agreements, any and all other such instruments the loans, any amendments, addendums, extensions or modifications thereof (the "Security Instruments"); (3) the property described in the Security Instruments; (4) all powers and privileges contained in the Security Instruments; and (5) all other documents relating to the Loan (the "Loan Documents").

The validity, construction, enforcement, interpretation, and performance of this assignment shall be governed by the laws of the United States of America and to the extent that state law would apply under applicable federal laws, the laws of the State of Georgia.

IN WITNESS WHEREOF, FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver for First National Bank of Florida, f/k/a First National Bank of Santa Rosa, has hereunto caused its hand and seal to be affixed hereto this 21st day of December, 2011.


Curt M. Johnson, as Attorney-in-Fact for Federal Deposit Insurance Corporation, in its capacity as Receiver of First National Bank of Florida, f/k/a First National Bank of Santa Rosa, pursuant to a Limited Power of Attorney recorded in Official Record Book 6766, Page 1847, in the Office of the Clerk of Court of Escambia County, Florida