

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **5T WEALTH PARTNERS LP** holder of **Tax Certificate No. 02262**, issued the **1st day of June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 1 BLK 5 BELL ACRES PB 2 P 10 OR 7290 P 1132

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052389000 (19-268)

The assessment of the said property under the said certificate issued was in the name of

ALFRED WATSON

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of May, which is the **6th day of May 2019**.

Dated this 10th day of December 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800723

Date of Tax Deed Application

Oct 25, 2018

This is to certify that **ST WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2016 / 2262**, 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: **05-2389-000**

Cert Holder:

ST WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

Property Owner:

WATSON ALFRED
7816 BAY MEADOWS CIR
PENSACOLA, FL 32507

LT 1 BLK 5 BELL ACRES PB 2 P 10 OR 7290 P 1132

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
2016/2262	05-2389-000	06/01/2016	2,352.94	117.65	2,470.59

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
2018/2299	05-2389-000	06/01/2018	2,876.95	6.25	143.85	3,027.05
2017/2234	05-2389-000	06/01/2017	2,824.25	6.25	141.21	2,971.71

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	8,469.35
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2,522.10
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	11,366.45

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	6.25
19. Total Amount to Redeem	

Done this the 9th day of November, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: May 6, 2019

By *Candice Lewis*

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

05-2389-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800723

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283,

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
05-2389-000	2016/2262	06-01-2016	LT 1 BLK 5 BELL ACRES PB 2 P 10 OR 7290 P 1132

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, property information 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
5T WEALTH PARTNERS LP
DEPARTMENT #6200, P.O. BOX 830539
BIRMINGHAM, AL 35283

10-25-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 092S300900010005
Account: 052389000
Owners: WATSON ALFRED
Mail: 7816 BAY MEADOWS CIR
 PENSACOLA, FL 32507
Situs: 4007 N W ST 32505
Use Code: REPAIR SERVICE
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$43,785	\$117,348	\$161,133	\$161,133
2017	\$45,600	\$109,802	\$155,402	\$155,402
2016	\$45,600	\$103,881	\$149,481	\$149,481

[Disclaimer](#)

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/23/2015	7290	1132	\$167,000	WD	View Instr
07/1998	4292	1680	\$175,000	WD	View Instr
03/1985	2037	819	\$30,000	WD	View Instr
05/1980	1449	720	\$5,700	WD	View Instr
09/1979	1396	333	\$7,500	CJ	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

LT 1 BLK 5 BELL ACRES PB 2 P 10 OR 7290 P 1132

Extra Features

ASPHALT PAVEMENT
 METAL SHED

Parcel Information

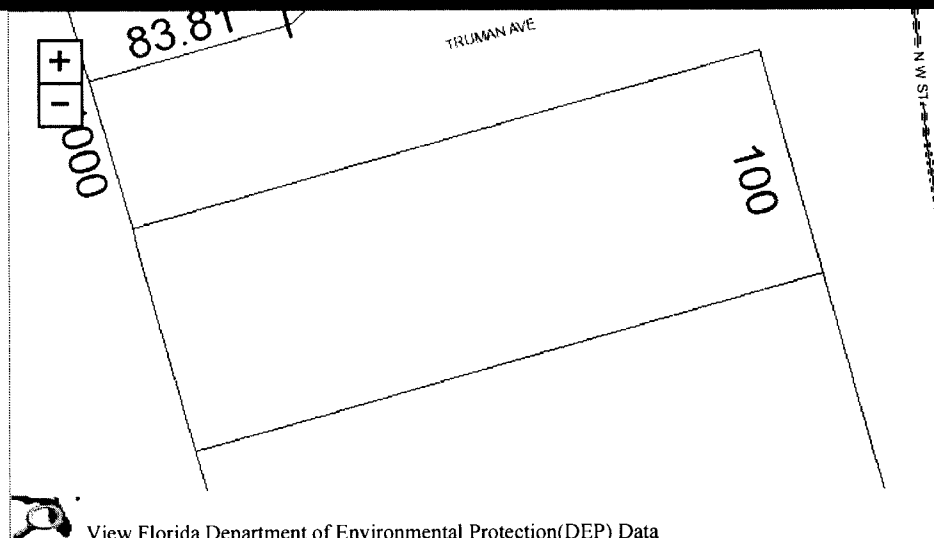
[Launch Interactive Map](#)

Section Map Id:
 09-2S-30-1

Approx. Acreage:
 0.6400

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 4007 N W ST, Year Built: 1985, Effective Year: 1985

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-METAL-MODULAR
 FLOOR COVER-CONCRETE-FINISH
 FOUNDATION-SLAB ON GRADE

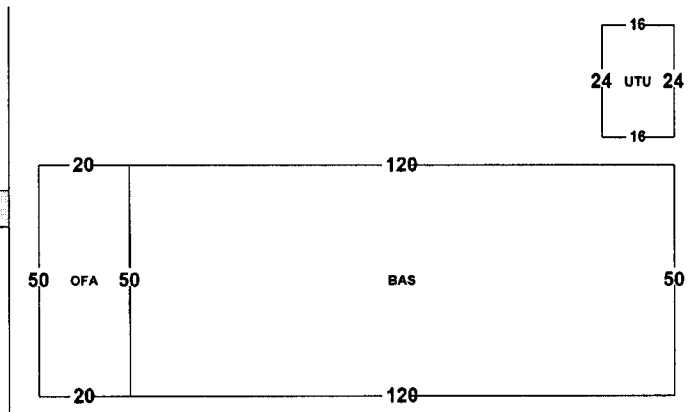
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-16
STRUCTURAL FRAME-RIGID FRAME

 Areas - 7384 Total SF

BASE AREA - 6000

OFFICE AVG - 1000

UTILITY UNF - 384



Images

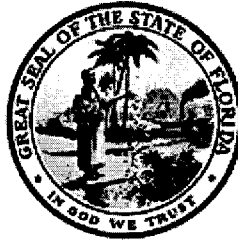


5/10/16

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: 11/27/2018 (tc.8565)

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**

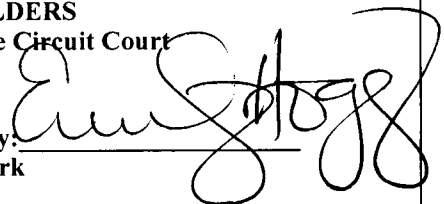
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 052389000 Certificate Number: 002262 of 2016

Payor: LATREASE STEVENSON 7816 BAY MEADOWS CIR PENSACOLA FL 32507 Date
02/12/2019

Clerk's Check #	503804443	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$12,566.18
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$13,199.22

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>

Escambia County Receipt of Transaction

Receipt # 2019013422

Cashiered by: ebb

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

LATREASE STEVENSON

On Behalf Of:

On: 2/12/19 3:18 pm
Transaction # 101331229

CaseNumber 2016 TD 002262

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	13182.22	0.00	0.00	13182.22	13182.22	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
Total:	13666.22	467.00	0.00	13199.22	13199.22	0.00

Grand Total: 13666.22 467.00 0.00 13199.22 13199.22 0.00

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CHECK	503804443	OK	13199.22	0.00	0.00	0.00	13199.22
CHKNAME: LATREASE STEVENSON							
Payments Total:			13199.22	0.00	0.00	0.00	13199.22

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
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 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 # 2016 TD 002262
 Redeemed Date 02/12/2019**

Name LATREASE STEVENSON 7816 BAY MEADOWS CIR PENSACOLA FL 32507

Clerk's Total = TAXDEED	\$516.04
Due Tax Collector = TAXDEED	\$12,566.18
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

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: 052389000 Certificate Number: 002262 of 2016

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 05/06/2019	Redemption Date 02/12/2019
Months	7	4
Tax Collector	\$11,366.45	\$11,366.45
Tax Collector Interest	\$1,193.48	\$681.99
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$12,566.18	\$12,054.69 TK
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$49.04	\$28.02
Total Clerk	\$516.04	\$495.02 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$13,199.22	\$12,566.71
	Repayment Overpayment Refund Amount	$632.51 + 120 + 200 = 952.51$
Book/Page		

redeemer

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8013, Page 1167, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02262, issued the 1st day of June, A.D., 2016

TAX ACCOUNT NUMBER: 052389000 (19-268)

DESCRIPTION OF PROPERTY:

LT 1 BLK 5 BELL ACRES PB 2 P 10 OR 7290 P 1132

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ALFRED WATSON

Dated this 12th day of February 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-268

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14980

February 4, 2019

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 02-04-1999, through 02-04-2019, and said search reveals the following:

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

Alfred Watson

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

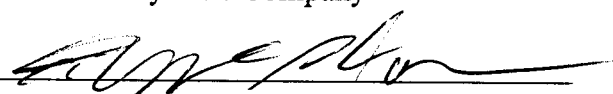
4. Taxes:

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: 

February 4, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14980

February 4, 2019

Lot 1, Block 5, Bell Acres, as per plat thereof, recorded in Plat Book 2, Page 10, of the Public Records of Escambia County, Florida. LESS and Except that portion taken for "W" Street right of way in O.R. Book 997, page 753.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14980

February 4, 2019

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

1. That certain mortgage executed by Alfred Watson in favor of M & F Investments, LLC dba M & F Investments of Alabama, LLC dated 01/26/2017 and recorded 01/27/2017 in Official Records Book 7290, page 1134 of the public records of Escambia County, Florida, in the original amount of \$152,000.00.
2. Tax Lien filed by IRS in O.R. Book 7962, page 1845.
3. Judgment filed by Key Ford LLC dba World Ford Pensacola in O.R. Book 7948, page 1326.
4. Taxes for the year 2015-2017 delinquent. The assessed value is \$161,133.00. Tax ID 05-2389-000.

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: 5-6-2019

TAX ACCOUNT NO.: 05-2389-000

CERTIFICATE NO.: 2016-2262

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.

Alfred Watson
7816 Bay Meadows Circle
Pensacola, FL 32507
and
4007 North W St.
Pensacola, FL 32505

Internal Revenue Service
400 W. Bay St., Ste 35045
Jacksonville, FL 32202-4437

Key Ford, LLC dba
World Ford Pensacola
800 Gessner, Ste 500
Houston, TX 77024

M & F Investments, LLC, dba
M & F Investments of Alabama, LLC
Attn: Michael Falconite
4645 Village Square Dr., Ste F
Paducah, KY 42001

and P.O. Box 12424
Huntsville, AL 35815

Certified and delivered to Escambia County Tax Collector,
this 6th day of February, 2019.

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.

This Instrument Prepared By:
Kimberly M. Biggs
Gulf Coast Title Agency, LLC
2803 E Cervantes St, Ste A
Pensacola, Florida 32503
(850) 202-6938
14-242

Parcel ID: 092S300900010005

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **M & F Investments, LLC dba M & F Investments of Alabama, LLC, an Alabama limited liability company** (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 **Alfred Watson, a married man** (herein "Grantee"), whose address is 2211 W. Mallory Street, Pensacola, FL 32505, and Grantee's heirs, successors and assigns, forever, the following described real property located in Escambia County, Florida:

Lot 1, Block 5, Bell Acres, according to the map or plat thereof, as recorded in Plat Book 2, Page 10, of the Public Records of Escambia County, Florida. LESS and except that portion taken for "W" Street right of way in Official Records Book 997, Page 753.

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 2015, and subsequent years; and any other matters arising subsequent to the date hereof. **Grantor is hereby bargaining, selling, conveying, and granting the Property to Grantee in an "AS IS" and "WHERE IS" condition in all respects whatsoever.**

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, Grantor's 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 limited liability company, Grantor, in pursuance of the due and legal action of its members, has executed these presents, causing its name to be signed by its Managing Member, and its seal to be affixed hereto this 23rd day of January, 2015.

Signed, sealed and delivered
in the presence of:

M & F Investments, LLC dba M & F
Investments of Alabama, LLC, an Alabama
limited liability company

Wendy Wheeler
Name: Wendy Wheeler

Dawn Wientjes
Name: Dawn Wientjes

By: Michael A. Falconite
Michael A. Falconite
Managing Member
7500 Memorial Parkway South, Suite 115K
Huntsville, AL 35802

STATE OF KY
COUNTY OF McCracken

The foregoing instrument was acknowledged before me this 23rd day of January, 2015, by Michael A. Falconite, as Managing Member of M & F Investments, LLC dba M & F Investments of Alabama, LLC, an Alabama limited liability company, on behalf of the company, who did not take an oath and who:

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



Holly A. Averitt
Notary Public
Name of Notary Printed
My Commission Expires: 3-6-17
Commission Number: 484901

This Instrument was Prepared By:
William E. Farrington, II
Wilson, Harrell, Farrington, Ford,
Wilson, Spain & Parsons, P.A.
307 South Palafox Street
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FUTURE ADVANCE MORTGAGE,
ASSIGNMENT OF RENTS AND LEASES
AND SECURITY AGREEMENT
(FLORIDA)

THIS INDENTURE (herein this "Mortgage") made effective the 26th day of January, 2015, by and between ALFRED WATSON (hereinafter called the Mortgagor or Borrower) in favor of M & F INVESTMENTS, L.L.C., d/b/a M & F INVESTMENTS OF ALABAMA, LLC, an Alabama Limited Liability Company authorized to transact business in Florida, (hereinafter called the Mortgagee).

THIS MORTGAGE IS TO BE FILED FOR RECORD IN THE REAL ESTATE RECORDS OF THE COUNTY WHERE THE REAL PROPERTY IS LOCATED AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF SECTION 679.5021 OF THE FLORIDA STATUTES.

THE PROPERTY ENCUMBERED HEREBY IS NOT THE CONSTITUTIONAL HOMESTEAD OF BORROWER.

WITNESSETH:

WHEREAS, Mortgagor is justly indebted to Mortgagee on a loan (the "Loan") in the principal sum of \$152,000.00, or so much as may from time to time be disbursed thereunder, as evidenced by a promissory note of even date (the "Note"), payable to Mortgagee with interest thereon as provided therein.

WHEREAS, Borrower may hereafter become indebted to Mortgagee or to a subsequent holder of this Mortgage on loans or otherwise (the Mortgagee and any subsequent holder of this Mortgage being referred to herein as "Lender"); and

WHEREAS, the parties desire to secure the Note with interest, and all renewals, extensions and modifications thereof, and all refinancings of any part of the Note and any and all other additional indebtedness of Borrower to Lender, now existing or hereafter arising, whether joint or several, due or to become due, absolute or contingent, direct or indirect, liquidated or unliquidated, and any renewals, extensions, modifications and refinancings thereof, and whether incurred or given as maker, endorser, guarantor or otherwise, and whether the same be evidenced by note, open account, assignment, endorsement, guaranty, pledge or otherwise (herein "Other Indebtedness").

NOW, THEREFORE, the Mortgagor, in consideration of Lender's making the Loan, and to secure the prompt payment of same, with the interest thereon, and any extensions, renewals, modifications and refinancings of same, and any charges herein incurred by Lender, including but not limited to attorneys' fees, and any and all Other Indebtedness as set forth above, and further to secure the performance of the covenants, conditions and agreements hereinafter set forth and set forth in the Note and set forth in all other documents evidencing, securing or executed in connection with the Loan (this Mortgage, the Note and such other documents are sometimes referred to herein as the "Loan Documents"), and as may be set forth in instruments evidencing or securing Other Indebtedness (the "Other Indebtedness Instruments"), has bargained and sold and does hereby grant, bargain, sell, alien and convey unto the Lender, its successors and assigns, the following described land, real estate, estates, buildings, improvements, fixtures, furniture, and personal property (which together with any additional such property in the possession of the Lender or hereafter acquired by the Mortgagor and subject to the lien of this Mortgage, or intended to be so, as the same maybe constituted from time to time is hereinafter sometimes referred to as the "Mortgaged Property") to-wit:

- (a) All that tract or parcel or parcels of land and estates particularly described as on Exhibit "A" attached hereto and made a part hereof (the "Land");
- (b) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, fittings, building materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and used or intended to be used in connection with or with the operation of said property, buildings, structures or other improvements, including all extensions, additions, improvements, betterments, renewals, substitutions, replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property actually are located on or adjacent to the Land or not, and whether in storage or otherwise, and wheresoever the same may be located (the "Improvements");
- (c) All accounts, general intangibles, contracts and contract rights relating to the Land and Improvements, whether now owned or existing or hereafter created, acquired or arising, including without limitation, all construction contracts, architectural services contracts, management contracts, leasing agent contracts, purchase and sales contracts, put or other option contracts, and all other contracts and agreements relating to the construction of improvements on, or the operation, management and sale of all or any part of the Land and Improvements;
- (d) Together with all easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, leases, subleases, licenses, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Mortgagor, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof,

5.02 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof, and shall not limit or otherwise affect any of the terms hereof. "Herein," "hereby," "hereunder," "hereof," and other equivalent words or phrases refer to this Mortgage and not solely to the particular portion thereof in which any such word or phrase is used, unless otherwise clearly indicated by the context.

5.03 Gender; Number. Whenever the context so requires, the masculine includes the feminine and neuter, the singular includes the plural, and the plural includes the singular.

5.04 Invalid Provisions to Affect No Others. In case any one or more of the covenants, agreements, terms or provisions contained in this Mortgage, in the Note, in any of the other Loan Documents, or in the Other Indebtedness Instruments shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein, and in the Note, in the other Loan Documents and in the Other Indebtedness Instruments shall be in no way affected, prejudiced or disturbed thereby.

5.05 Loan Documents. Wherever reference is made herein to this Mortgage, the Note, the Loan Documents, or the Other Indebtedness Instruments, such reference shall include all renewals, extensions, modifications and refinancings thereof.

5.06 Conflict in Loan Documents. In the event of conflict in the terms of any provision in this Mortgage, the Note, any of the other Loan Documents, or the Other Indebtedness Instruments, the terms of the provision most favorable to the Lender shall apply.

5.07 Instrument Under Seal. This Mortgage is given under the seal of all parties hereto, and it is intended that this Mortgage is and shall constitute and have the effect of a sealed instrument according to law.

5.08 Addresses and Other Information. The following information is provided in order that this Mortgage shall comply with the requirements of the Uniform Commercial Code, as enacted in the State of Florida, for instruments to be filed as financing statements and with other requirements of applicable law:

- (a) Name of Mortgagor (Debtor):
Address of Mortgagor:
Alfred Watson
7211 W. Mallory St
Pensacola FL 32505
- (b) Name of Mortgagee (Secured Party):
Address of Mortgagee:
M & F Investments, L.L.C., d/b/a
M & F Investments of Alabama, LLC
an Alabama Limited Liability Company
authorized to transact business in Florida
Attn: Michael Falconite
4645 Village Square Drive, Suite F
Paducah, KY 42001

With Copy to:

- (c) Record Owner of Real Estate
described on Exhibit A hereto: MORTGAGOR

5.09 Applicable Law. This Mortgage shall be governed by the laws of the State of Florida.

IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed and effective as of the day and year first above written, although actually executed on the date or dates reflected below.

Latrice Stevenson Hall
Witness

MORTGAGOR:

Alfred Watson
ALFRED WATSON

Kimberly M. Biggs
Witness
STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26th day of January, 2015, by ALFRED WATSON, who is personally known to me or who has produced FL license as identification and who did not take an oath.

Sign: Kimberly M. Biggs
Print: Kimberly M. Biggs
NOTARY PUBLIC, STATE OF Florida
My Commission Expires:
My Commission No.:



Exhibit A

Lot 1, Block 5, Bell Acres, according to the map or plat thereof, as recorded in Plat Book 2, Page 10, of the Public Records of Escambia County, Florida. LESS and except that portion taken for "W" Street right of way in Official Records Book 997, Page 753.

Recorded in Public Records 8/13/2018 2:37 PM OR Book 7948 Page 1326,
Instrument #2018063686, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 8/10/2018 4:29 PM OR Book 7947 Page 1849,
Instrument #2018063356, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 76089471 E-Filed 08/07/2018 01:59:38 PM

**IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA**

KEY FORD, LLC d/b/a WORLD
FORD PENSACOLA,
Plaintiff,

-vs-

ALFRED DARNELL WATSON,
Defendant.

Case no.: 2018 CC 002666

Division: III

FINAL JUDGMENT

This action was heard after entry of default against defendant and

IT IS ADJUDGED that plaintiff, Key Ford, LLC d/b/a World Ford Pensacola, recover
from defendant, Alfred Darnell Watson, the sum of \$6,551.45 with costs in the sum of \$350.85,
that shall bear interest at the rate of 5.97% a year, for which let execution issue.

ORDERED at Escambia County, Florida, on this 7th day of August, 2018.

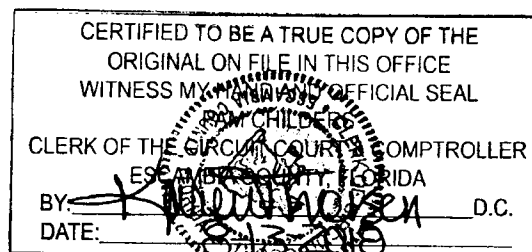


signed by COUNTY COURT JUDGE AMY BRODERSEN
on 08/07/2018 12:01:18 6wGXSYQQ

County Court Judge

Judgment Debtor:

Alfred Darnell Watson
7816 Bay Meadows Circle
Pensacola, FL 32507



11290		Department of the Treasury - Internal Revenue Service			
Form 668 (Y)(c) (Rev. February 2004)		Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 913-6050		Serial Number 321148618		For Optional Use by Recording Office	
As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.					
Name of Taxpayer ALFRED WATSON					
Residence 7816 BAY MEADOWS CIR PENSACOLA, FL 32507-1586					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6672	12/31/2016		04/30/2018	05/30/2028	15759.27
6672	03/31/2017		04/30/2018	05/30/2028	11828.39
6672	06/30/2017		04/30/2018	05/30/2028	9785.15
6672	09/30/2017		04/30/2018	05/30/2028	7382.94
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 44755.75

This notice was prepared and signed at BALTIMORE, MD, on this,
the 24th day of August, 2018.

Signature <i>Joan Flach</i> for F ELIOTT	Title REVENUE OFFICER (850) 475-7361	23-09-2413
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 27, 2019

LATREASE STEVENSON
7816 BAY MEADOWS CIR
PENSACOLA FL 32507

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2016 TD 002262

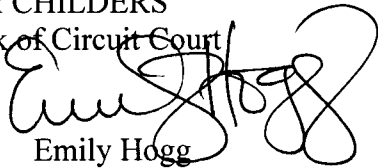
\$952.51

TOTAL \$952.51

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 27, 2019

5T WEALTH PARTNERS LP
DEPARTMENT #6200
PO BOX 830539
BIRMINGHAM AL 35283

Dear Certificate Holder:

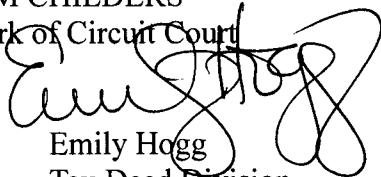
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 002262	\$467.00	\$28.02	\$495.02
2016 TD 003627	\$467.00	\$28.02	\$495.02

TOTAL \$990.04

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division