

19-464

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900131

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL**, holder of **Tax Sale Certificate Number 2017 / 2511**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County , State of Florida, to wit: **05-4138-000**

Cert Holder:
AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
FERNANDEZ HECTOR C & JULITA S
196 TALLADEGA TRL
PENSACOLA, FL 32506

BEG AT NWLY COR OF LT 1 BLK A HATTAWAY S/D PB 5 P 24
NWLY ALG SLY LI OF TALLADEGA TRAIL 32 FT FOR PO (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
2017/2511	05-4138-000	06/01/2017	479.49	23.97	503.46

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
/						

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	503.46
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	878.46

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.	44,021.50
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 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

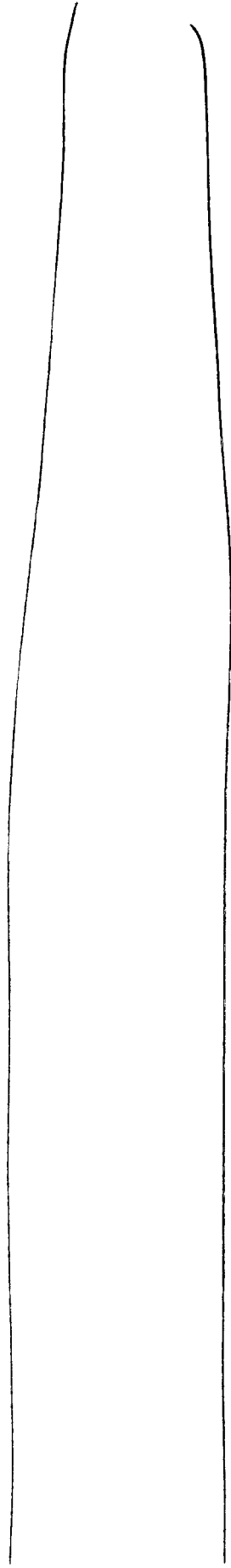
Date of Sale: 10-7-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
05-4138-000 2017

BEG AT NWLY COR OF LT 1 BLK A HATTAWAY S/D PB 5 P 24 NWLY ALG SLY LI OF TALLADEGA TRAIL 32 FT FOR POB CONTINUE NWLY

127 FT SWLY AT RT ANG 141 FT SELY AT RT ANG 127 FT NELY AT RT ANG 141 FT TO POB PART OF LTS 13 14 15 BLK 6 PENSACOLA
HOME ORCHARDS S/D PLAT DB 87 P 524 OR 1639 P 824



APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900131

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED TAX CO LL
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
05-4138-000	2017/2511	06-01-2017	BEG AT NWLY COR OF LT 1 BLK A HATTAWAY S/D PB 5 P 24 NWLY ALG SLY LI OF TALLADEGA TRAIL 32 FT FOR POB CONTINUE NWLY 127 FT SWLY AT RT ANG 141 FT SELY AT RT ANG 127 FT NELY AT RT ANG 141 FT TO POB PART OF LTS 13 14 15 BLK 6 PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 OR 1639 P 824

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
AFFILIATED TAX CO LLC - 17 US BANK % AFFILIATED
TAX CO LL
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

[Back](#)

◀ Navigate Mode Account Reference

[Printer Friendly Version](#)

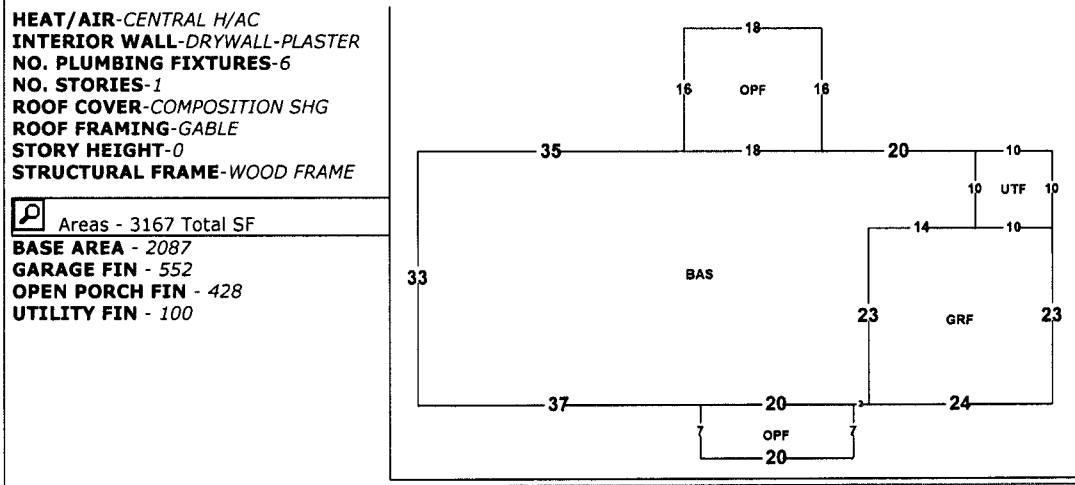
<p>General Information</p> <p>Reference: 142S302001130006</p> <p>Account: 054138000</p> <p>Owners: FERNANDEZ HECTOR C & JULITA S</p> <p>Mail: 196 TALLADEGA TRL PENSACOLA, FL 32506</p> <p>Situs: 196 TALLADEGA TRL 32506</p> <p>Use Code: SINGLE FAMILY RESID </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$17,575</td> <td>\$93,132</td> <td>\$110,707</td> <td>\$88,043</td> </tr> <tr> <td>2017</td> <td>\$17,575</td> <td>\$85,073</td> <td>\$102,648</td> <td>\$86,233</td> </tr> <tr> <td>2016</td> <td>\$17,575</td> <td>\$82,386</td> <td>\$99,961</td> <td>\$84,460</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">> File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2018	\$17,575	\$93,132	\$110,707	\$88,043	2017	\$17,575	\$85,073	\$102,648	\$86,233	2016	\$17,575	\$82,386	\$99,961	\$84,460
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/1982</td> <td>1639</td> <td>824</td> <td>\$66,800</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>651</td> <td>787</td> <td>\$36,800</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1972</td> <td>620</td> <td>196</td> <td>\$33,900</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1909</td> <td>1146</td> <td>835</td> <td>\$41,900</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/1982	1639	824	\$66,800	WD	View Instr	01/1972	651	787	\$36,800	WD	View Instr	01/1972	620	196	\$33,900	WD	View Instr	01/1909	1146	835	\$41,900	WD	View Instr	<p>2018 Certified Roll Exemptions HOMESTEAD EXEMPTION, TOTAL & PERMANENT Q</p> <hr/> <p>Legal Description </p> <p>BEG AT NWLY COR OF LT 1 BLK A HATTAWAY S/D PB 5 P 24 NWLY ALG SLY LI OF TALLADEGA TRAIL 32 FT FOR POB CONTINUE NWLY...</p> <hr/> <p>Extra Features None</p>
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04/1982	1639	824	\$66,800	WD	View Instr																										
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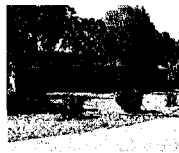
<p>Parcel Information</p> <p>Section Map Id: 14-2S-30-1</p> <p>Approx. Acreage: 0.4016</p> <p>Zoned: MDR</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
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[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings						
Address: 196 TALLADEGA TRL, Year Built: 1962, Effective Year: 1962						
<table border="1"> <tr> <td>Structural Elements</td> </tr> <tr> <td>DECOR/MILLWORK-AVERAGE</td> </tr> <tr> <td>DWELLING UNITS-1</td> </tr> <tr> <td>EXTERIOR WALL-BRICK-FACE/VENEER</td> </tr> <tr> <td>FLOOR COVER-VINYL/CORK</td> </tr> <tr> <td>FOUNDATION-WOOD/SUB FLOOR</td> </tr> </table>	Structural Elements	DECOR/MILLWORK-AVERAGE	DWELLING UNITS-1	EXTERIOR WALL-BRICK-FACE/VENEER	FLOOR COVER-VINYL/CORK	FOUNDATION-WOOD/SUB FLOOR
Structural Elements						
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DWELLING UNITS-1						
EXTERIOR WALL-BRICK-FACE/VENEER						
FLOOR COVER-VINYL/CORK						
FOUNDATION-WOOD/SUB FLOOR						



Images



1/24/03

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:04/26/2019 (tc.29638)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **AFFILIATED TAX CO LLC - 17 US BANK** holder of **Tax Certificate No. 02511**, issued the **1st day of June, A.D., 2017** 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:

BEG AT NWLY COR OF LT 1 BLK A HATTAWAY S/D PB 5 P 24 NWLY ALG SLY LI OF TALLADEGA TRAIL 32 FT FOR POB CONTINUE NWLY 127 FT SWLY AT RT ANG 141 FT SELY AT RT ANG 127 FT NELY AT RT ANG 141 FT TO POB PART OF LTS 13 14 15 BLK 6 PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 OR 1639 P 824

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054138000 (19-464)

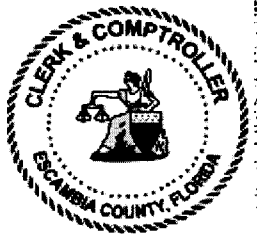
The assessment of the said property under the said certificate issued was in the name of

HECTOR C FERNANDEZ and JULITA S FERNANDEZ

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 October, which is the **7th day of October 2019**.

Dated this 3rd day of May 2019.

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

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



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

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

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

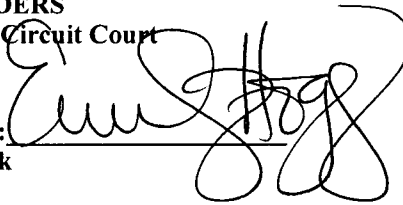
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 054138000 Certificate Number: 002511 of 2017**

Payor: JULITA FERNANDEZ 196 TALLADEGA TRL PENSACOLA FL 32506 Date 05/30/2019

Clerk's Check #	6650603333	Clerk's Total	\$109.03	1051.90
Tax Collector Check #	1	Tax Collector's Total	\$963.77	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$1,549.80	

1068.90

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

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

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

Case # 2017 TD 002511

Redeemed Date 05/30/2019

Name JULITA FERNANDEZ 196 TALLADEGA TRL PENSACOLA FL 32506

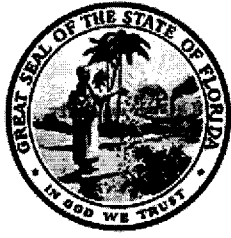
Clerk's Total = TAXDEED	\$509.03
Due Tax Collector = TAXDEED	\$963.77
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 054138000 Certificate Number: 002511 of 2017

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/07/2019"/>	Redemption Date <input type="text" value="05/30/2019"/>
Months	6	1
Tax Collector	<input type="text" value="\$878.46"/>	<input type="text" value="\$878.46"/>
Tax Collector Interest	\$79.06	\$13.18
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$963.77	<input type="text" value="\$897.89"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$42.03	\$7.01
Total Clerk	\$509.03	<input type="text" value="\$474.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,589.80	\$1,388.90
	Repayment Overpayment Refund Amount	\$200.90
Book/Page	<input type="text" value="8089"/>	<input type="text" value="316"/>

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 8089, Page 316, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02511, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **054138000 (19-464)**

DESCRIPTION OF PROPERTY:

**BEG AT NWLY COR OF LT 1 BLK A HATTAWAY S/D PB 5 P 24 NWLY ALG SLY LI OF
TALLADEGA TRAIL 32 FT FOR POB CONTINUE NWLY 127 FT SWLY AT RT ANG 141 FT
SELY AT RT ANG 127 FT NELY AT RT ANG 141 FT TO POB PART OF LTS 13 14 15 BLK 6
PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 OR 1639 P 824**

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: HECTOR C FERNANDEZ and JULITA S FERNANDEZ

Dated this 30th day of May 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

19-464

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15224

July 11, 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 07-10-1999, through 07-10-2019, and said search reveals the following:

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

Hector C. Fernandez and Julita S. Fernandez, husband and wife

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: 

July 11, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15224

July 11, 2019

142S302001130006 - Full Legal Description

BEG AT NWLY COR OF LT 1 BLK A HATTAWAY S/D PB 5 P 24 NWLY ALG SLY LI OF TALLADEGA TRAIL 32 FT FOR POB CONTINUE NWLY 127 FT SWLY AT RT ANG 141 FT SELY AT RT ANG 127 FT NELY AT RT ANG 141 FT TO POB PART OF LTS 13 14 15 BLK 6 PENSACOLA HOME ORCHARDS S/D PLAT DB 87 P 524 OR 1639 P 824

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15224

July 11, 2019

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

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$110,307.00. Tax ID 05-4138-000.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2019

TAX ACCOUNT NO.: 05-4138-000

CERTIFICATE NO.: 2017-2511

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 2018 tax year.

Hector C. Fernandez
Julita S. Fernandez
196 Talladega Trail
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 12th day of July, 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.

BOOK NO. 1-242
PAGE NO. 300.90
FEE 4.00

This instrument was prepared by:
James C. Taylor, Attorney
Taylor, VanMatre & Eddins, P.A.
15 West Strong St.
Pensacola, FL 32501

WARRANTY DEED

196 TALLADEGA TRAIL
PENSACOLA, FL 32506

STATE OF FLORIDA
COUNTY OF Escambia

Grantor's Address

KNOW ALL MEN BY THESE PRESENTS: That Myrtle Lucille Williams, the unmarried
wife of Theodore Bodie Williams, deceased

Grantor
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which
is hereby acknowledged has bargained, sold, conveyed and granted unto Hector C. and
Julita S. Fernandez, husband and wife

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying
and being in the County of Escambia, State of Florida, to wit:

Commence at the Northwesterly corner of Lot 1, Block "A", Hattaway Subdivision
according to Plat thereof, recorded in Plac Book 5 at page 24 of the public
records of Escambia County, Florida; thence run Northwesterly along the
Southernly line of Talladega Trail for 32 feet to the Point of Beginning; thence
continue Northwesterly along the same line for 127 feet; thence run Southwesterly
at right angles for 141 feet; thence run Southeasterly at right angles for
127 feet; thence run Northeasterly at right angles for 141 feet to the Point
of Beginning; all lying and being in Section 14, Township 2 South, Range 30
West Escambia County, Florida.

SUBJECT TO: First Mortgage in favor of Real Estate Financing, Inc.,
recorded in Official Records Book 620 at page 201, filed June 21,
1972, assigned to Philadelphia Savings Fund Society, in OR Book
633 at page 582. on August 22, 1972, in the public records of
Escambia County, Florida, which said Mortgage the Grantees herein
assume and agree to pay.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above prop-
erty, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all
persons whomsoever.

Whenever used herein, the term "grantee/grantor" shall include the heirs, personal re-
presentatives, successors and/or assigns of the respective parties herein, the use of singular
number shall include the plural, and the plural the singular, the use of any gender shall
include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on April 30, 1982

Signed, sealed and delivered
in the presence of
Helen C. Harris

Myrtle Lucille Williams
Myrtle Lucille Williams

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of April, 1982
by Myrtle Lucille Williams

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TAYLOR, VANMATRE & EDDINS
PENSACOLA, FLORIDA



1-2-84