

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000166

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677,

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
10-4850-235	2018/6168	06-01-2018	UNIT D-101 SHIPWATCH SURF & YACHT CLUB PHASE II ALSO 1/126 INT IN COMMON ELEMENTS OR 1853 P 978

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  
FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677

04-01-2020  
Application Date

\_\_\_\_\_  
Applicant's signature

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), 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, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>01/04/2021</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6.** The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7,** minus **Line 6,** plus **Lines 8 through 12.** Enter the amount on **Line 13.**

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0121-08

513  
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020		
Property description	ARANT WILLIAM J 17 20TH STREET NORTH SUITE 690 BIRMINGHAM, AL 35203 16787 PERDIDO KEY DR D101 UNIT D-101 SHIPWATCH SURF & YACHT CLUB PHASE II ALSO 1/126 INT IN COMMON ELEMENTS OR 1853 P 978	Certificate #	2018 / 6168		
		Date certificate issued	06/01/2018		
		Deed application number	2000166		
		Account number	10-4850-235		
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/6168	06/01/2018	4,798.70	239.94	5,038.64	
<b>→Part 2: Total*</b>				<b>5,038.64</b>	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/5866	06/01/2019	5,324.73	6.25	266.24	5,597.22
<b>Part 3: Total*</b>					<b>5,597.22</b>
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				10,635.86	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				4,923.11	
4. Property information report fee and Deed Application Recording and Release Fees				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. <b>Total Paid (Lines 1-6)</b>				<b>15,933.97</b>	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: <u>Candice Lewis</u>			Escambia County, Florida		
Signature, Tax Collector or Designee			Date <u>April 24th, 2020</u>		

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



# Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode  Account  Reference →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 014S331100101004  <b>Account:</b> 104850235  <b>Owners:</b> ARANT WILLIAM J  <b>Mail:</b> 17 20TH STREET NORTH SUITE 690          BIRMINGHAM, AL 35203  <b>Situs:</b> 16787 PERDIDO KEY DR D101 32507  <b>Use Code:</b> CONDO-RES UNIT   <b>Taxing Authority:</b> COUNTY MSTU  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>          Tax Inquiry link courtesy of Scott Lunsford          Escambia County Tax Collector</p>	<p><b>Assessments</b></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>2019</td> <td>\$0</td> <td>\$349,280</td> <td>\$349,280</td> <td>\$349,280</td> </tr> <tr> <td>2018</td> <td>\$0</td> <td>\$351,648</td> <td>\$351,648</td> <td>\$321,790</td> </tr> <tr> <td>2017</td> <td>\$0</td> <td>\$297,000</td> <td>\$297,000</td> <td>\$292,537</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;">&gt; <b><u>File for New Homestead Exemption Online</u></b></p>	Year	Land	Imprv	Total	Cap Val	2019	\$0	\$349,280	\$349,280	\$349,280	2018	\$0	\$351,648	\$351,648	\$321,790	2017	\$0	\$297,000	\$297,000	\$292,537
Year	Land	Imprv	Total	Cap Val																	
2019	\$0	\$349,280	\$349,280	\$349,280																	
2018	\$0	\$351,648	\$351,648	\$321,790																	
2017	\$0	\$297,000	\$297,000	\$292,537																	

<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>09/1983</td> <td>1853 978</td> <td>\$145,000</td> <td>WD</td> <td><a href="#">View Instr</a></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)	09/1983	1853 978	\$145,000	WD	<a href="#">View Instr</a>	<p><b>2019 Certified Roll Exemptions</b></p> <p>None</p> <hr/> <p><b>Legal Description</b></p> <p>UNIT D-101 SHIPWATCH SURF &amp; YACHT CLUB PHASE II          ALSO 1/126 INT IN COMMON ELEMENTS OR 1853 P 978</p> <hr/> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book Page	Value	Type	Official Records (New Window)							
09/1983	1853 978	\$145,000	WD	<a href="#">View Instr</a>							

<p><b>Parcel Information</b></p> <p><b>Section Map Id:</b> 01-4S-33</p> <p><b>Approx. Acreage:</b> 10.0422</p> <p><b>Zoned:</b>  CONSULT ZONING AUTHORITY</p> <p><b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a></p>	<p><a href="#">Launch Interactive Map</a></p>
<p><a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p>	

**Buildings**

Address:16787 PERDIDO KEY DR D101, Year Built: 1983, Effective Year: 1983

<p><b>Structural Elements</b></p> <p><b>DECOR/MILLWORK-ABOVE AVERAGE</b>  <b>DWELLING UNITS-1</b>  <b>EXTERIOR WALL-STUCCO OV BLOCK</b>  <b>FLOOR COVER-CARPET</b>  <b>FOUNDATION-STRUCTURAL</b>  <b>HEAT/AIR-CENTRAL H/AC</b>  <b>INTERIOR WALL-DRYWALL-PLASTER</b>  <b>NO. PLUMBING FIXTURES-6</b>  <b>NO. STORIES-1</b>  <b>ROOF COVER-BLT UP MTL/GYP</b></p>	
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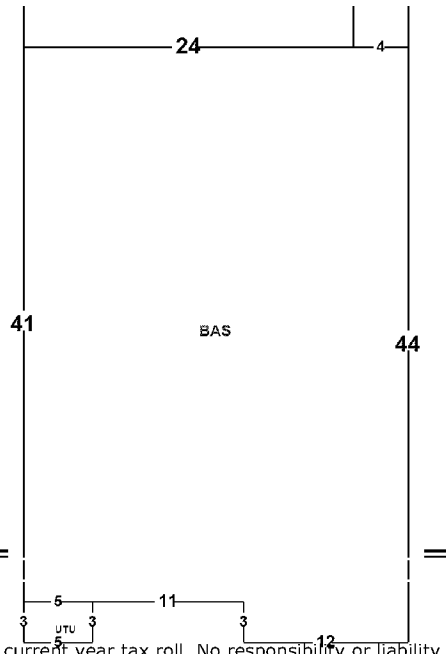
**ROOF FRAMING-CONCRETE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-CONCRTE REINFRD**

Areas - 1479 Total SF

**BASE AREA - 1184**

**LANAI - 240**

**UTILITY UNF - 55**



Images

None

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

Last Updated:05/07/2020 (tc.1950)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FL TAX CERT FUND I MUNI TAX LLC, FCAP AS CUSTODIAN** holder of **Tax Certificate No. 06168**, issued the **1st day of June, A.D., 2018** 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:

**UNIT D-101 SHIPWATCH SURF & YACHT CLUB PHASE II ALSO 1/126 INT IN COMMON ELEMENTS OR 1853 P 978**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 104850235 (0121-08)**

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

**WILLIAM J ARANT**

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 January, which is the **4th day of January 2021**.

Dated this 11th day of May 2020.

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
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13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/04/2021</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS** 1625

**Tax Collector (complete Parts 1-4)**

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# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

### Part 1: Tax Deed Application Information

<b>Applicant Name</b>	FCAP AS CUSTODIAN FOR FTCFIMT, LLC	<b>Application date</b>	Apr 01, 2020
<b>Applicant Address</b>	FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677		
<b>Property description</b>	ARANT WILLIAM J 17 20TH STREET NORTH SUITE 690 BIRMINGHAM, AL 35203 16787 PERDIDO KEY DR D101 10-4850-235 UNIT D-101 SHIPWATCH SURF & YACHT CLUB PHASE II ALSO 1/126 INT IN COMMON ELEMENTS OR 1853 P 978	<b>Certificate #</b>	2018 / 6168
		<b>Date certificate issued</b>	06/01/2018

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<b>→Part 2: Total*</b>				<b>5,038.64</b>

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4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>15,933.97</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Escambia, Florida  
 \_\_\_\_\_ Date July 29th, 2020  
 Signature, Tax Collector or Designee

*Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2*



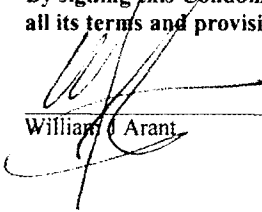
**D. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property, whether of the unit or of the common elements, or for any conveyance in lieu of condemnation, shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument, as provided in the Condemnation section in the Security Instrument.

**E. Lender's Prior Consent.** Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to:

- (i) the abandonment or termination of the Condominium Project, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;
- (ii) any amendment to any provision of the Constituent Documents if the provision is for the express benefit of Lender;
- (iii) termination of professional management and assumption of self-management of the Owners Association; or
- (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

**F. Remedies.** If Borrower does not pay condominium dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**By signing this Condominium Rider, each Borrower acknowledges reading, understanding, and agreeing to all its terms and provisions.**

  
 \_\_\_\_\_  
 William J. Arant  
 Date 1/2-1/17

THIS INSTRUMENT PREPARED BY:  
 First Partners Bank - Wendy M Fields  
 2121 Highland Avenue  
 Birmingham, AL 35205-0000

AFTER RECORDING RETURN TO:  
 First Partners Bank  
 Wendy M Fields  
 2121 Highland Avenue  
 Birmingham, AL 35205-0000



BK: 7662 PG: 190

NMLS COMPANY IDENTIFIER: 464064  
NMLS ORIGINATOR IDENTIFIER: 543178

## CONDOMINIUM RIDER

**THIS CONDOMINIUM RIDER** is made this 30th day of January, 2017, and is incorporated into and shall be deemed to amend and supplement the Mortgage (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note (the "Note") to First Partners Bank whose address is 2121 Highland Avenue, Birmingham, Alabama 35205 (the "Lender") of the same date and covering the property described in the Security Instrument (the "Property") and located at:

Address: 16787 Perdido Key Drive, Pensacola, Florida 32507-9300

Legal Description: The land referred to herein below is situated in the County of Escambia, State of Florida, and is described as follows: Unit D, Shipwatch Surf & Yacht Club, a Condominium, Phase II, according to the Declaration of Condominium, dated September 3, 1982, and recorded in Official Records Book 1695, Page 783, and as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 1835, Page 820, as amended from time to time, of the public records of Escambia County, Florida, together with that share of the common elements and all appurtenances to said Unit as set out and described in Declaration of Condominium.

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as: Shipwatch Surf & Yacht Club (the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Owners Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Borrower's interest in the Owners Association and the uses, proceeds and benefits of Borrower's interest.

**CONDOMINIUM COVENANTS.** In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**A. Condominium Obligations.** Borrower shall perform all of Borrower's obligations under the Condominium Project's Constituent Documents. The "Constituent Documents" are the (i) Declaration or any other document which creates the Condominium Project; (ii) by-laws; (iii) code of regulations; and (iv) other equivalent documents. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

**B. Hazard Insurance.** So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy on the Condominium Project which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage", then Borrower's obligation to maintain hazard insurance coverage on the Property under the Hazard or Property Insurance section in the Security Instrument is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, with any excess paid to Borrower.


**C. Public Liability Insurance.** Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.



**Oral Agreements Disclaimer.** This Security Instrument represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

**Additional Provisions.** This loan will be cross defaulted and cross collateralized with FPB Loans #400355000, #400432000 and #400432100.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in all pages of this Security Instrument and in any Rider executed by Borrower and recorded with it.

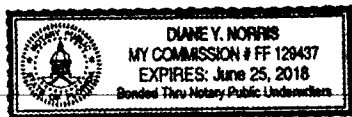
  
William J. Arant /Date 1/30/17

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Florida )  
ALABAMA )  
COUNTY OF Escambia )

I, Diane Y Norris, a Notary Public, do hereby certify that William J Arant, an individual who is either single or whose spouse doesn't hold any ownership interest, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of the Security Instrument, he/she executed the same, voluntarily, on the day the same bears date. Given under my hand this

My commission expires: 6-25-18 AL DL 6856450 x 10-23-17

(Official Seal)  Identification Number Diane Y Norris

THIS INSTRUMENT PREPARED BY:  
First Partners Bank - Wendy M Fields  
2121 Highland Avenue  
Birmingham, AL 35205-0000

AFTER RECORDING RETURN TO:  
First Partners Bank  
Wendy M Fields  
2121 Highland Avenue  
Birmingham, AL 35205-0000



full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than the minimum number of days established by Applicable Law from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the state of Florida that relate to health, safety or environmental protection.

**Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument or the Contract under which acceleration is permitted (but not prior to acceleration under the section titled Transfer of the Property or a Beneficial Interest in Borrower, unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than the minimum number of days established by Applicable Law from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. To the extent permitted by law, Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**Release.** Upon payment of all sums secured by this Security Instrument and termination of Borrower's right to obtain further advances under the Contract, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**Attorneys' Fees.** As used in this Security Instrument and the Contract, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.



days established by Applicable Law after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the payments due under the Contract or change the amount of such payments.

**Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**Successors and Assigns Bound; Joint and Several Liability; Accommodation Signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of section titled **Transfer of the Property or a Beneficial Interest in Borrower**. Borrower's covenants and agreements shall be joint and several. Any person who co-signs this Security Instrument but has no personal liability under the Contract ("Accommodation Signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey that Accommodation Signer's interest in the Property under the terms of the Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Contract without that Accommodation Signer's consent.

**Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limits and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Contract or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment under the Contract.

**Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless Applicable Law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Borrower agrees to provide Lender with Borrower's most current mailing address, as it may change from time-to-time. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**Governing Law; Severability.** This Security Instrument shall be governed by federal law and the laws of the state of Florida. In the event that any provision or clause of this Security Instrument or the Contract conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Contract which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Contract are declared to be severable.

**Borrower's Copy.** Borrower shall be given one copy of this Security Instrument.

**Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in



proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The period of time for Borrower to answer as set forth in the notice will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the payments due under the Contract or change the amount of the payments. If under the section titled **Acceleration; Remedies**, the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

**Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Contract. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this section, Lender does not have to do so.

Any amounts disbursed by Lender under this section shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the same rate assessed on advances under the Contract and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

**Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless Applicable Law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within the minimum number of



BK: 7662 PG: 185

Florida, together with that share of the common elements and all appurtenances to said Unit as set out and described in Declaration of Condominium.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Borrower and Lender covenant and agree as follows:

**Payment of Principal and Interest; Other Charges.** Borrower shall promptly pay when due the principal of and interest on the debt owed under the Contract and late charges or any other fees and charges due under the Contract.

**Applicable Law.** As used in this Security Instrument, the term "Applicable Law" shall mean all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

**Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. At the request of Lender, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**Hazard or Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with section titled **Protection of Lender's Rights in the Property**.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if, in Lender's sole discretion, the restoration or repair is economically feasible and Lender's security is not lessened. If, in Lender's sole discretion, the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within the number of days prescribed by Applicable Law as set forth in a notice from Lender to Borrower that the insurance carrier has offered to settle a claim, then Lender may collect the insurance



Recorded in Public Records 2/3/2017 9:59 AM OR Book 7662 Page 184,  
Instrument #2017008208, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$69.50 MTG Stamps \$525.00 Int. Tax \$300.00

(Space Above This Line For Recording Data)

LOAN NUMBER: 8000616  
LOAN ORIGINATOR COMPANY NAME: First Partners Bank  
NMLS COMPANY IDENTIFIER: 464064  
LOAN ORIGINATOR NAME: Scott Mathews  
NMLS ORIGINATOR IDENTIFIER: 543178

**MORTGAGE**  
**(OPEN END CREDIT - FUTURE ADVANCES ARE SECURED BY THIS**  
**MORTGAGE )**

THIS MORTGAGE ("Security Instrument") is made on January 30, 2017. The mortgagor is William J Arant, an individual who is either single or whose spouse doesn't hold any ownership interest, whose address is 17 20th Street N, Suite 690, Birmingham, Alabama 35203 ("Borrower"). Borrower is not necessarily the same as the Person or Persons who sign the HELOC ("Contract"). The obligations of Borrowers who did not sign the Contract are explained further in the section titled **Successors and Assigns Bound; Joint and Several Liability; Accommodation Signers**. This Security Instrument is given to First Partners Bank, which is organized and existing under the laws of the United States of America and whose address is 2121 Highland Avenue, Birmingham, Alabama 35205 ("Lender"). William J Arant has entered into a Contract with Lender as of January 30, 2017, under the terms of which Borrower may, from time to time, obtain advances not to exceed, at any time, a **\*\*\*MAXIMUM PRINCIPAL AMOUNT (EXCLUDING PROTECTIVE ADVANCES)\*\*\*** of One Hundred Fifty Thousand and 00/100 Dollars (U.S. \$150,000.00) ("Credit Limit"). Any party interested in the details related to Lender's continuing obligation to make advances to Borrower is advised to consult directly with Lender. If not paid earlier, the sums owing under Borrower's Contract with Lender will be due on January 23, 2022. This Security Instrument secures to Lender: (a) the repayment of the debt under the Contract, with interest, including future advances, and all renewals, extensions and modifications of the Contract; (b) the payment of all other sums, with interest, advanced to protect the security of this Security Instrument under the provisions of the section titled **Protection of Lender's Rights in the Property**; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Contract. For this purpose, Borrower, in consideration of the debt, does hereby mortgage, grant and convey to Lender the following described property located in the County of Escambia, State of Florida:

Address: 16787 Perdido Key Drive, Pensacola, Florida 32507-9300

Legal Description: The land referred to herein below is situated in the County of Escambia, State of Florida, and its described as follows: Unit D, Shipwatch Surf & Yacht Club, a Condominium, Phase II, according to the Declaration of Condominium, dated September 3, 1982, and recorded in Official Records Book 1695, Page 783, and as amended by First Amendment to Declaration of Condominium recorded in Official Records Book 1835, Page 820, as amended from time to time, of the public records of Escambia County,





FILE NO. L 17-47  
DOC. 652.50  
SUB  
REC. 5.00

QUIT CLAIM  
**WARRANTY DEED**

This instrument was prepared by:

James C. Taylor of  
Taylor & Van Matre, P. A.  
4300 Bayou Boulevard  
Pensacola, Florida 32513

STATE OF FLORIDA  
COUNTY OF Escambia

666 Sank for Savings Bldg  
Birmingham Ala 35203  
Grantor's Address

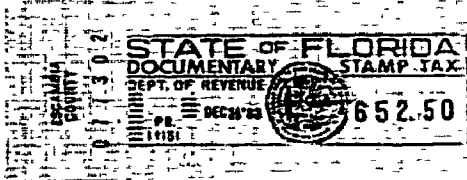
KNOW ALL MEN BY THESE PRESENTS: That JUDITH G. ROSS

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 WILLIAM J. ARANT

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:

Unit D 101, SHIPWATCH SURF & YACHT CLUB, PHASE II, according to  
Declaration of Condominium, dated September 3, 1982 and recorded  
in Official Record Book 1695, Page 783 and as amended by First  
Amendment to Declaration of Condominium recorded in Official  
Record Book 1835, Page 820 of the Public Records of Escambia  
County, Florida, together with that share of the common elements  
and all appurtenances to said unit as set out and described in  
said Declaration of Condominium.

\* and in exchange for like kind property



FILED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA  
DEC 29 1 24 PM '83  
259603

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

\*Wherever used herein, the term "grantee/grantee" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, 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 September 29, 1983

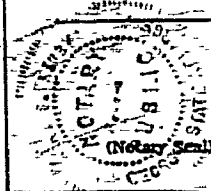
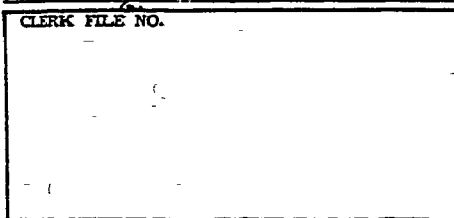
Signed, sealed and delivered  
in the presence of:

Judith G. Ross (SEAL)  
Judith G. Ross (SEAL)  
Judith G. Ross (SEAL)  
Judith G. Ross (SEAL)

STATE OF ~~FLORIDA~~ GEORGIA  
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 30th day of September, 1983 by  
JUDITH G. ROSS

CLERK FILE NO.



Mary J. Kirby  
Notary Public  
Notary Public, Georgia, State at Large  
My Commission Expires Feb. 10, 1985  
My Commission Expires

**PROPERTY INFORMATION REPORT**

**October 7, 2020**

**Tax Account #: 10-4850-235**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT D-101 SHIPWATCH SURF & YACHT CLUB PHASE II ALSO 1/126 INT IN COMMON  
ELEMENTS OR 1853 P 978**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 10-4850-235 (0121-08)**

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** JAN 4, 2021

**TAX ACCOUNT #:** 10-4850-235

**CERTIFICATE #:** 2018-6168

In compliance with Section 197.522, 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 2020 tax year.


**WILLIAM J. ARANT**  
17 20TH STREET NORTH SUITE 690  
BIRMINGHAM, AL 35203

**WILLIAM J. ARANT**  
16787 PERDIDO KEY DR. D101  
PENSACOLA, FL 32507

**FIRST PARTNERS BANK**  
2121 HIGHLAND AVENUE  
BIRMINGHAM, AL 35205

Certified and delivered to Escambia County Tax Collector, this 7<sup>TH</sup> day of October, 2020.

**PERDIDO TITLE & ABSTRACT, INC.**

  
BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

October 7, 2020

Tax Account #: 10-4850-235

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM J. ARANT**  
**By Virtue of Quit Claim Deed recorded 12/29/1983 – OR 1853/978**
2. The land covered by this Report is: **See Attached**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Mortgage in favor of First Partners Bank recorded 2/3/2017 – OR 7662/184**
4. Taxes:  
**Taxes for the year(s) 2017-2019 are delinquent.**  
**Tax Account #: 10-4850-235**  
**Assessed Value: \$396,640**  
**Exemptions: NONE**
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-4850-235 CERTIFICATE #: 2018-6168

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: September 30, 1983 to and including October 6, 2020 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,  
As President

Dated: October 7, 2020

**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 # 2018 TD 006168  
 Redeemed Date 11/19/2020**

**Name WILLIAM J ARANT 17 NORTH 20TH STREET BIRMINGHAM, AL 35203**

Clerk's Total = TAXDEED	<del>\$530.05</del>	\$17,809.33
Due Tax Collector = TAXDEED	<del>\$18,091.31</del>	
Postage = TD2	<del>\$17.25</del>	
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  
 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: 104850235 Certificate Number: 006168 of 2018**

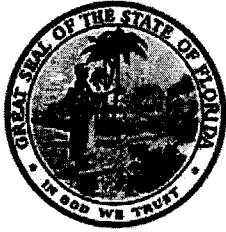
**Payor: WILLIAM J ARANT 17 NORTH 20TH STREET BIRMINGHAM, AL 35203      Date  
 11/19/2020**

Clerk's Check #            359905  
 Tax Collector Check #    1

Clerk's Total	<del>\$30.05</del>	\$17,809.33
Tax Collector's Total	<del>\$18,091.31</del>	
Postage	<del>\$17.25</del>	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	<del>\$18,655.61</del>	
<b>Reduced amount</b>		<b>\$17,826.33</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: Whitney Copping  
 Deputy Clerk



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

**Tax Deed - Redemption Calculator**  
**Account: 104850235 Certificate Number: 006168 of 2018**

Redemption  Application Date  Interest Rate

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

Months	9	7
Tax Collector	<input type="text" value="\$15,933.97"/>	<input type="text" value="\$15,933.97"/>
Tax Collector Interest	\$2,151.09	\$1,673.07
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$18,091.31	\$17,613.29 <i>T.C.</i>

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	\$63.05	\$49.04
Total Clerk	\$530.05	\$516.04 <i>C.H.</i>

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="\$17.25"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>

Total Redemption Amount \$18,655.61  
 \$18,146.33 - 120 - 200  
 Repayment Overpayment Refund Amount \$509.28 **\$17,826.33**

Book/Page



## 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 8294, Page 624, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06168, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 104850235 (0121-08)

DESCRIPTION OF PROPERTY:

UNIT D-101 SHIPWATCH SURF & YACHT CLUB PHASE II ALSO 1/126 INT IN COMMON  
ELEMENTS OR 1853 P 978

SECTION 01, TOWNSHIP 4 S, RANGE 33 W

NAME IN WHICH ASSESSED: WILLIAM J ARANT

Dated this 19th day of November 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk