



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

0921-21

Part 1: Tax Deed Application Information

Applicant Name	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER	Application date	Aug 17, 2020
Applicant Address	PO BOX 54347 NEW ORLEANS, LA 70154		
Property description	SHEEHAN DONALD M SHEEHAN LORI A 1500 W GARDEN ST PENSACOLA, FL 32501 1500 W GARDEN ST 15-2798-000 LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21 (Full legal attached.)	Certificate #	2018 / 8886
		Date certificate issued	06/01/2018

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)
# 2018/8886	06/01/2018	1,853.20	92.66	1,945.86
# 2019/8350	06/01/2019	1,888.44	94.42	1,982.86
→Part 2: Total*				3,928.72

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)
# 2020/8816	06/01/2020	2,055.12	6.25	102.76	2,164.13
Part 3: Total*					2,164.13

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)	6,092.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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. Total Paid (Lines 1-6)	6,467.85

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: *Candice Lewis* Escambia, Florida
 Signature, Tax Collector or Designee Date August 25th, 2020

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
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.	Total Paid (Lines 8-13)
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>09/07/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

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.

LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000657

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
15-2798-000	2018/8886	06-01-2018	LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-17-2020
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:	000S009080024047
Account:	152798000
Owners:	SHEEHAN DONALD M SHEEHAN LORI A
Mail:	1500 W GARDEN ST PENSACOLA, FL 32501
Situs:	1500 W GARDEN ST 32502
Use Code:	OFFICE, 1 STORY <input type="radio"/>
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2020	\$51,695	\$57,810	\$109,505	\$109,505
2019	\$51,695	\$54,216	\$105,911	\$103,325
2018	\$42,095	\$51,837	\$93,932	\$93,932

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
07/2004	5462	1467	\$95,000	WD	View Instr
03/1999	4386	111	\$53,000	WD	View Instr
05/1990	2858	315	\$23,000	WD	View Instr
05/1983	1763	307	\$35,800	WD	View Instr

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

2020 Certified Roll Exemptions
None

Legal Description
LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF...

Extra Features
CONCRETE PAVING

Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA117

Approx. Acreage:
0.1758

Zoned:
C-1

Evacuation & Flood Information
[Open Report](#)

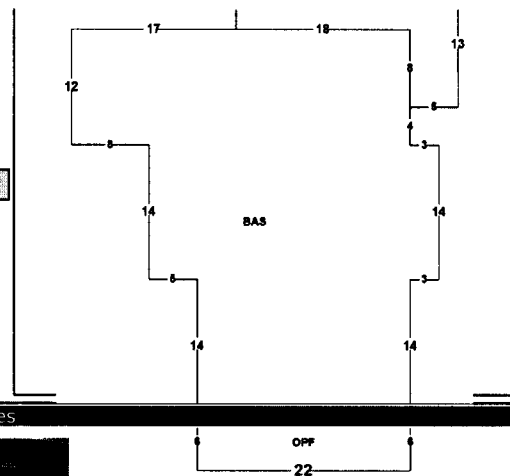
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings	
Address: 1500 W GARDEN ST, Year Built: 1937, Effective Year: 1970, PA Building ID=: 26401	
Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-ASBESTOS SIDING	
FLOOR COVER-PINE/SOFTWOOD	
FOUNDATION-WOOD/SUB FLOOR	
HEAT/AIR-CENTRAL H/AC	

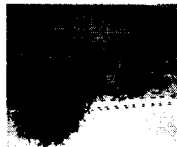
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-10
STRUCTURAL FRAME-WOOD FRAME

Areas - 1525 Total SF

BASE AREA - 1148
OPEN PORCH FIN - 132
OPEN PORCH UNF - 245



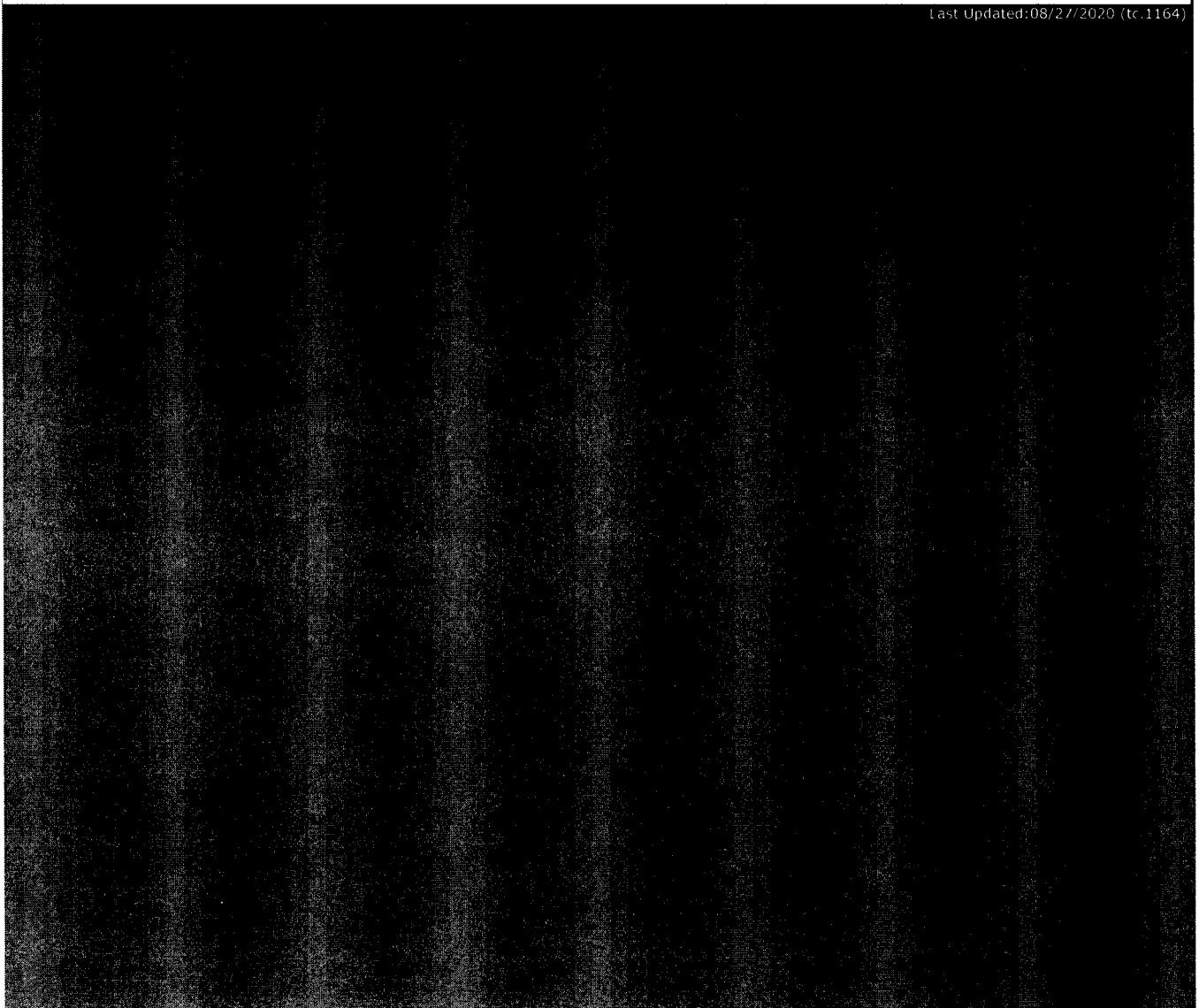
Images



2/24/17

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:08/27/2020 (tr.1164)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 08886**, 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:

LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152798000 (0921-21)

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

DONALD M SHEEHAN and LORI A SHEEHAN

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** Tuesday in the month of September, which is the **7th day of September 2021**.

Dated this 21st day of October 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

CORRECTIVE

*CHANGING AUCTION DATE, OR BOOK 8388. PAGE 1398

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 08886**, 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:

LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT TO POB CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152798000 (0921-21)

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

DONALD M SHEEHAN and LORI A SHEEHAN

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 **second** Wednesday in the month of September, which is the **8th day of September 2021**.

Dated this 16th day of April 2021.

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.

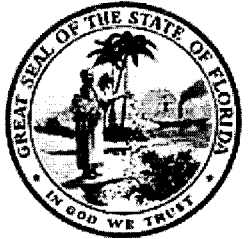


PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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: 152798000 Certificate Number: 008886 of 2018

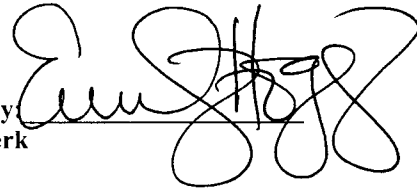
Payor: DONALD M SHEEHAN 1500 W GARDEN ST PENSACOLA, FL 32501 Date 04/23/2021

Clerk's Check #	1	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$7,741.58
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,376.65

\$ 7459.53

\$7476.53

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 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
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 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

Case # 2018 TD 008886

Redeemed Date 04/23/2021

Name DONALD M SHEEHAN 1500 W GARDEN ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$558.07	\$7459.53
Due Tax Collector = TAXDEED	\$7,741.58	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 152798000 Certificate Number: 008886 of 2018

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/08/2021"/>	Redemption Date <input type="text" value="04/30/2021"/> 
Months	13	8
Tax Collector	<input type="text" value="\$6,467.85"/>	<input type="text" value="\$6,467.85"/>
Tax Collector Interest	\$1,261.23	\$776.14
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$7,741.58	<input type="text" value="\$7,256.49"/> 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	\$91.07	\$56.04
Total Clerk	\$558.07	<input type="text" value="\$523.04"/> 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,376.65	\$7,796.53
	Repayment Overpayment Refund Amount	\$580.12
Book/Page	<input type="text" value="8507"/>	<input type="text" value="1536"/>

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 8507, Page 1536, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08886, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 152798000 (0921-21)

DESCRIPTION OF PROPERTY:

LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N
LI 15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI
15 FT TO POB CA 117

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: DONALD M SHEEHAN and LORI A SHEEHAN

Dated this 23rd day of April 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 15-2798-000 CERTIFICATE #: 2018-8886

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: June 28, 2001 to and including June 28, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: June 29, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 29, 2021

Tax Account #: 15-2798-000

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD M. SHEEHAN AND LORI A. SHEEHAN**

By Virtue of Warranty Deed recorded 7-27-2004 – OR 5462/1467

2. The land covered by this Report is: **See Attached Exhibit “A”**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Assignment of Rents and Leases in favor of Bank of Pensacola n/k/a Synovus Bank recorded 7/27/2004 – OR 5462/1477**

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 15-2798-000

Assessed Value: \$109,505

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

June 29, 2021

Tax Account #: 15-2798-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 24 25 BLK 47 MAXENT TRACT OR 5462 P 1467 LESS BEG AT NW COR OF LT 24 E ALG N LI
15 FT SWLY 21 21/100 FT TO W LI OF LT TO A PT 15 FT S OF NW COR LT 24 N ALG W LI 15 FT
TO POB CA 117**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-2798-000 (0921-21)

3
27.00
665.00

OR BK 5462 PG 1467
Escambia County, Florida
INSTRUMENT 2004-267459
DEED DOC STAMPS PD @ ESC CO \$ 665.00
07/27/04 ERNIE LEE NAGANA, CLERK

Prepared by and return to:
Charles L. Hoffman, Jr.
Attorney at Law
Shell, Fleming, Davis & Menge, P.A.
Post Office Box 1831
Pensacola, FL 32591-1831

File Number: Z2-26638

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of July, 2004 between Sybil F. Sahuque whose post office address is 404 East Winthrop Avenue, Pensacola, FL 32507, grantor, and Donald M. Sheehan and Lori A. Sheehan, husband and wife whose post office address is 1500 West Garden Street, Pensacola, FL 32501, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

See attached Exhibit "A" for legal description

Parcel Identification Number: 00-0S-00-9080-024-047

The above referenced property is commercial property and is not the homestead property of the Grantor.


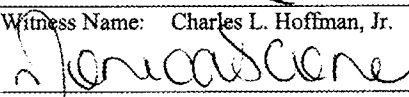
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

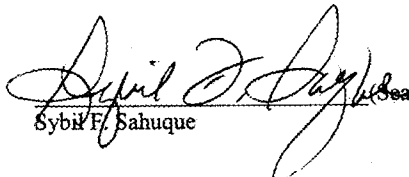
To Have and to Hold, the same in fee simple forever.

And subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Charles L. Hoffman, Jr.

Witness Name: Monica S. Cone


Sybil F. Sahuque

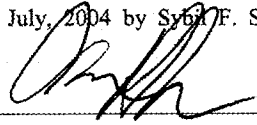
DoubleTime®

OR BK 5462 PG1468
Escambia County, Florida
INSTRUMENT 2004-267459

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 23rd day of July, 2004 by Sybil F. Sahuque, who is personally known or has produced a driver's license as identification.

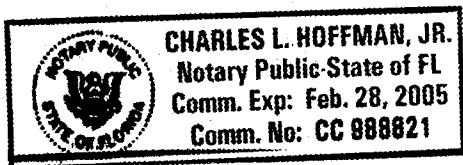
[Notary Seal]



Notary Public

Printed Name: Charles L. Hoffman, Jr.

My Commission Expires: February 28, 2005



OR BK 5462 PG1469
Escambia County, Florida
INSTRUMENT 2004-267459
RCD Jul 27, 2004 09:50 am
Escambia County, Florida

EXHIBIT "A"

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-267459

Lots 24 and 25, Block 47, Maxent Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906, LESS AND EXCEPT: Begin at the Northwest corner of Lot 24, Block 47, Maxent Tract, in the City of Pensacola, Escambia County, Florida, according to the map of said City, copyrighted by Thomas C. Watson in 1906; thence East along the North line of said Lot 24, a distance of 15.00 feet; thence Southwesterly a distance of 21.21 feet to the West line of said Lot 24 at a point 15.00 feet South of aforementioned Northwest corner of Lot 24; thence North along said West line a distance of 15.00 feet to the Point of Beginning.

OR BK 5462 PG 1477
Escambia County, Florida
INSTRUMENT 2004-267461

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25.50

This Instrument Prepared by:
Charles L. Hoffman, Jr.
✓ Shell Fleming Davis & Menge
Ninth Floor, 226 Palafox Place
Pensacola, Florida 32502
SFD&M File No. Z2-26638

ASSIGNMENT OF LESSOR'S INTEREST IN RENTS AND LEASES

FOR VALUE RECEIVED, the undersigned, **Donald M. Sheehan and Lori A. Sheehan, husband and wife**, herein referred to as "Assignor," does hereby assign to **Bank of Pensacola**, herein referred to as "Assignee," their entire position as lessor with respect to all leases or rental arrangements executed or delivered, both oral and written, now existing or hereafter made or existing, hereinafter collectively referred to as "leases" with respect to the following premises:

Lots 24 and 25, Block 47, Maxent Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906, LESS AND EXCEPT: Begin at the Northwest corner of Lot 24, Block 47, Maxent Tract, in the City of Pensacola, Escambia County, Florida, according to the map of said City, copyrighted by Thomas C. Watson in 1906; thence East along the North line of said Lot 24, a distance of 15.00 feet; thence Southwesterly a distance of 21.21 feet to the West line of said Lot 24 at a point 15.00 feet South of aforementioned Northwest corner of Lot 24; thence North along said West line a distance of 15.00 feet to the Point of Beginning.

together with all rents (or payments in lieu of rents) payable under said leases, and all benefits and advantages to be derived therefrom to hold and receive them unto the Assignee.

The Assignor does hereby empower the Assignee, its agents or attorneys to collect, sue for, settle, compromise and give acquittal for all of the rents that may become due under said leases and avail itself of and pursue all remedies for the enforcement of said leases and Assignor's rights in and under said leases as the Assignor might have pursued but for this Assignment.

Upon written request of Assignee, the Assignor shall furnish copies of the signed leases to Assignee. Assignor has not heretofore assigned or pledged the same or any interest herein.

The Assignor agrees:

- (a) not to collect any of the rent, income and profits arising or accruing under said leases for more than one (1) month in advance of the time when the same become due under the terms thereof;
- (b) not to discount any future accruing rents;
- (c) not to execute any other assignments of said leases or any interest therein or any of the rents thereunder;
- (d) to perform all of Assignor's covenants and agreements as lessor under said leases and not to suffer or permit to occur any releases of liability of the lessees, or any rights to the lessees to

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withhold payment of rent;

(e) that notwithstanding any variation of the terms of the Mortgage and Security Agreement or any extension of time for payment thereunder or any release of part or parts of the lands conveyed thereunder, the leases and benefits hereby assigned shall continue as additional security in accordance with the terms hereof; and

(f) not to sell, transfer, assign, or remove any personal property now or hereafter located on the above described premises, unless such action results in substitution or replacement with similar items, owned by Assignor and not otherwise encumbered, of equal value, without the prior written consent of Assignee.

This Assignment is given as additional security for the payment of the Promissory Note of the Assignor dated July 23, 2004, in the sum of Seventy Six Thousand Dollars, (\$76,000.00), any renewals, extensions, modifications and consolidations of said Promissory Note, and all other sums secured by the Mortgage ("Mortgage") of even date therewith from the Assignor to Assignee, as mortgagee, including future advances which may be made. All amounts collected hereunder, after deducting the expenses of collection, shall be applied on account on the indebtedness secured by said Mortgage, or in such manner as may be provided for in the Mortgage, or in any general assignment of rents relating to said premises. Nothing herein contained shall be construed as constituting Assignee a trustee or mortgagee in possession. In the event said Mortgage is fully paid and satisfied, canceled and released, then the releasing of said mortgage shall constitute a satisfaction, cancellation and release hereof.

Upon issuance of a deed or deeds pursuant to foreclosure of the mortgage, all right, title and interest of the Assignor in and to said leases, shall, by virtue of this instrument, thereupon vest in and become the absolute property of the grantee or grantees in such deed or deeds without any further act or assignment by the Assignor. Assignor hereby irrevocably appoints Assignee and its successors and assigns, as its agent and attorney-in-fact, to execute all instruments of assignment or further assurance in favor of such grantee or grantees in such deed or deeds, as may be necessary or desirable for such purpose. Nothing contained herein, however, shall prevent Assignee from terminating any subordinate lease through such foreclosure.

In the exercise of the powers herein granted the Assignee, no liability shall be asserted or enforced against the Assignee, all such liability being hereby expressly waived and released by the Assignor. The Assignee shall not be obligated to perform or discharge any obligation, duty or liability under said leases, or under or by reason of this Assignment, and the Assignor shall and does hereby agree to indemnify the Assignee for and to hold it harmless of and from any and all liability, loss or damage which it may or might incur under said leases or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in said leases. Should the Assignee incur any such liability, loss or damage under said leases or under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured hereby, and the Assignor shall reimburse the Assignee therefor immediately upon demand. Such attorneys' fees and costs shall include, but not be limited to, fees and costs incurred in any phase of litigation, including, but not limited to, all trials proceedings and appeals, and all appearances in and connected with any bankruptcy proceedings or creditors reorganization proceedings.

Although it is the intention of the parties that this instrument shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that the Assignee shall not exercise any of the rights or powers herein conferred upon it until a default shall occur under the terms and provisions of this Assignment or of the Promissory Note or Mortgage, but upon the occurrence of any such default the Assignee shall be entitled, upon notice to the lessees, to all rents and other amounts then due under the leases and thereafter accruing, and this Assignment shall constitute a direction to and full authority to the lessees to pay all such amounts to the Assignee without proof of the default relied upon. The lessees are hereby irrevocably authorized to rely upon and comply with (and shall be fully protected in so doing) any notice or demand by the Assignee for the payment to the Assignee of any rental or other sums which may be or thereafter become due under the leases and shall have no right or duty to inquire as to whether any default under the Mortgage, Promissory Note or this Assignment has actually occurred or is then existing.

This Assignment is intended to be supplementary to and not in substitution for or in derogation of any assignment of rents contained in the Mortgage or in any other document. In the event the Assignee grants one or more partial release of the lien of the Mortgage from portions of the Premises, upon recording of such partial release(s) the same shall constitute a partial release of this Assignment as to the property described in such release(s).

This Assignment shall include any extensions and renewals of the leases and any reference herein to the said leases shall be construed as including any such extensions and renewals.

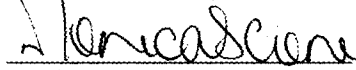
This instrument shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto. The words "Assignor", "Assignee", and "lessees", wherever used herein, shall include the persons named herein and designated as such and their respective successors and assigns, and all words and phrases shall be taken to include the singular or plural and masculine, feminine or neuter gender, as may fit the case.

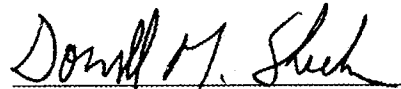
This Assignment shall cover all leases and rental arrangements of the Assignor and all subsequent owners of the property.

IN WITNESS WHEREOF, the Assignor hereto has caused this Assignment to be executed and delivered on this 23rd day of July, 2004.

Signed, sealed and delivered
in the presence of


Charles L. Hoffman, Jr.


Monica S. Cone


Donald M. Sheehan


Lori A. Sheehan

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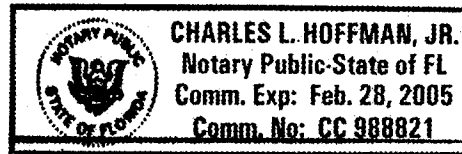
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 23rd day of July, 2004, by Donald M. Sheehan and Lori A. Sheehan, () who are personally known to me or (X) who produced Divs
1092
as identification.



[NOTARY SEAL]

NOTARY PUBLIC: Charles L. Hoffman, Jr.
State of Florida
Commission Number: CC988821
Expiration Date: 2/28/05



RCD Jul 27, 2004 09:50 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-267461