



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

0322-01

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	HUDGENS DAVID E 7125 BLAKELY FOREST BV SPANISH FORT, AL 36527 925 MICHIGAN AVE 04-2044-000 LT 8 BLK 2 OR 911 P 195 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30	Certificate #	2019 / 1797
		Date certificate issued	06/01/2019

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)
# 2019/1797	06/01/2019	1,039.75	51.99	1,091.74
→Part 2: Total*				1,091.74

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)
# 2020/1908	06/01/2020	1,059.98	6.25	53.00	1,119.23
Part 3: Total*					1,119.23

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)	2,210.97
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	994.93
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)	3,580.90

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*
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 2021

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>03/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + G. 25

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100275

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
04-2044-000	2019/1797	06-01-2019	LT 8 BLK 2 OR 911 P 195 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode Account Reference →

[Printer Friendly Version](#)

General Information Reference: 4615301100008002 Account: 042044000 Owners: HUDGENS DAVID E Mail: 7125 BLAKELY FOREST BV SPANISH FORT, AL 36527 Situs: 925 MICHIGAN AVE 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <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>2020</td> <td>\$24,083</td> <td>\$37,638</td> <td>\$61,721</td> <td>\$61,721</td> </tr> <tr> <td>2019</td> <td>\$24,083</td> <td>\$35,129</td> <td>\$59,212</td> <td>\$59,212</td> </tr> <tr> <td>2018</td> <td>\$24,083</td> <td>\$32,619</td> <td>\$56,702</td> <td>\$56,702</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p> <hr/> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2020	\$24,083	\$37,638	\$61,721	\$61,721	2019	\$24,083	\$35,129	\$59,212	\$59,212	2018	\$24,083	\$32,619	\$56,702	\$56,702
Year	Land	Imprv	Total	Cap Val																	
2020	\$24,083	\$37,638	\$61,721	\$61,721																	
2019	\$24,083	\$35,129	\$59,212	\$59,212																	
2018	\$24,083	\$32,619	\$56,702	\$56,702																	
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/1975</td> <td>911</td> <td>195</td> <td>\$11,600</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1971</td> <td>572</td> <td>381</td> <td>\$9,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/1975	911	195	\$11,600	WD		01/1971	572	381	\$9,000	WD		2020 Certified Roll Exemptions None <hr/> Legal Description LT 8 BLK 2 OR 911 P 195 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 <hr/> Extra Features None		
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
01/1975	911	195	\$11,600	WD																	
01/1971	572	381	\$9,000	WD																	

Parcel Information
[Launch Interactive Map](#)

Section Map Id:
46-1S-30-2

Approx. Acreage:
0.1951

Zoned:
HDMU

Evacuation & Flood Information
[Open Report](#)

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

Buildings

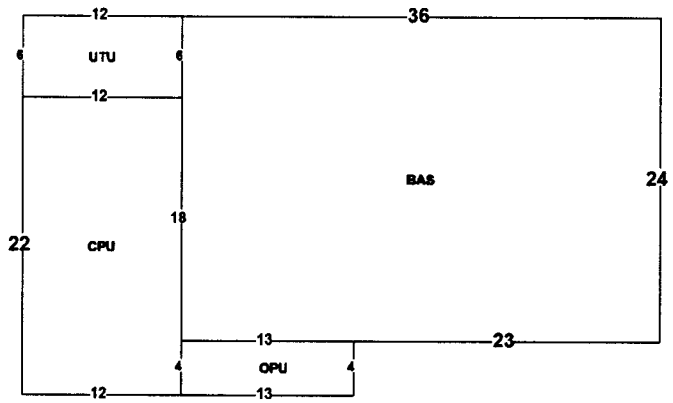
Address: 925 MICHIGAN AVE, Year Built: 1959, Effective Year: 1959, PA Building ID#: 68794

Structural Elements
 DECOR/MILLWORK-AVERAGE

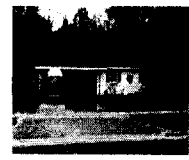
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1252 Total SF

BASE AREA - 864
CARPORT UNF - 264
OPEN PORCH UNF - 52
UTILITY UNF - 72



Images



3/11/19

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01797**, issued the **1st day of June, A.D., 2019** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 8 BLK 2 OR 911 P 195 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042044000 (0322-02)

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

DAVID E HUDGENS

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 **March**, which is the **7th day of March 2022**.

Dated this 17th day of May 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



**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: 042044000 Certificate Number: 001797 of 2019**

**Payor: JANET A HUDGENS 982 GLEN OAKS DR PASS CHRISTIAN MS 39571 Date
 12/27/2021**

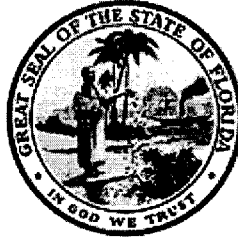
Clerk's Check #	20101813739	Clerk's Total	\$544.06 \$4,219.90
Tax Collector Check #	1	Tax Collector's Total	\$4,178.00
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,799.06

\$4236.90

**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
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2019 TD 001797
Redeemed Date 12/27/2021

Name JANET A HUDGENS 982 GLEN OAKS DR PASS CHRISTIAN MS 39571

Clerk's Total = TAXDEED	\$544.06	\$ 4,219.90
Due Tax Collector = TAXDEED	\$4,178.00	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 042044000 Certificate Number: 001797 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/07/2022"/>	Redemption Date <input type="text" value="12/27/2021"/>
Months	11	8
Tax Collector	<input type="text" value="\$3,580.90"/>	<input type="text" value="\$3,580.90"/>
Tax Collector Interest	\$590.85	\$429.71
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,178.00	\$4,016.86 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	\$77.06	\$56.04
Total Clerk	\$544.06	\$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	\$4,799.06	\$4,556.90
	Repayment Overpayment Refund Amount	\$242.16
Book/Page	<input type="text" value="8532"/>	<input type="text" value="893"/>

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 8532, Page 893, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01797, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **042044000 (0322-02)**

DESCRIPTION OF PROPERTY:

LT 8 BLK 2 OR 911 P 195 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: DAVID E HUDGENS

Dated this 27th day of December 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 #: 04-2044-000 CERTIFICATE #: 2019-1797

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: December 6, 2001 to and including December 6, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: December 20, 2021

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

December 20, 2021
Tax Account #: **04-2044-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DAVID E. HUDGENS**

By Virtue of Warranty Deed recorded 6/25/1975 in OR 911/195

ABTRACTOR'S NOTE: SEE WARRANTY DEED RECORDED 10/30/2002 - OR 5002/538, IT MAY HAVE BEEN THE INTENTION OF DAVID E. HUDGENS TO CONVEY SUBJECT PROPERTY, ALTHOUGH IT HAS INCORRECT BLOCK NUMBER - SEE PARCEL ID, AND NOTE THAT THERE IS NO SUCH "BLOCK 16" ON THE PLAT OF WILDEWOOD SUBDIVISION. WE HAVE INCLUDED JANET A. HUDGENS FOR NOTIFICATION HEREIN.

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. **NONE**

4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.
Tax Account #: 04-2044-000
Assessed Value: \$65,039.00
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.

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: _____ **MAR 7, 2022**

TAX ACCOUNT #: _____ **04-2044-000**

CERTIFICATE #: _____ **2019-1797**

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 | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2020</u> tax year. |

DAVID E. HUDGENS
AND JANET A. HUDGENS
925 MICHIGAN AVE
PENSACOLA, FL 32505

DAVID E. HUDGENS
AND JANET A. HUDGENS
7125 BLAKELY FOREST BLVD
SPANISH FORT, AL 36527

Certified and delivered to Escambia County Tax Collector, this 20th day of December, 2021.

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

December 20, 2021
Tax Account #:04-2044-000

LEGAL DESCRIPTION
EXHIBIT "A"

LT 8 BLK 2 OR 911 P 195 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-2044-000(0322-02)

4.00 Rec
34.80
4.95
43.75

Route 10, Box 100
Pensacola, Florida
32506

State of Florida
Escambia County

WARRANTY DEED OFF REC BOOK 911 PAGE 195

Know All Men by These Presents: That we, LARRY W. BROWN and
WANDA FAYE BROWN, husband and wife

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATIONS----- DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
DAVID E. HUDGENS, a single man

his heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida

to-wit: Lot 8, Block 2, Wildewood Subdivision, a subdivision of portions of
Section 10 and 46, Townships 1 and 2 South, Range 30 West, according to
plat of said subdivision recorded in Plat Book 4 at Pages 47 and 47A of
the public records of Escambia County, Florida.
Subject to a mortgage to STOCKTON, WHATLEY, DAVIN & COMPANY, dated
March 9, 1960 and filed in Mortgage Book 571, Page 8, which said
mortgage was later assigned of record to LAWRENCE SAVINGS BANK by
instrument recorded in Assignment Book 46, Page 88, which said note
heretofore was assumed by the grantors herein by instrument dated
October 27, 1971 and recorded in Official Records Book 572, Page
381, ALL of the Public Records of Escambia County, Florida in the
sum of \$10,700.00 which sum DAVID E. HUDGENS, a single man expressly
assumes and agrees to pay all the obligations of EDWARD JOSEPH TONER,
JR. and MARY J. TONER, husband and wife, under the terms of the instru-
ments creating the loan to indemnify the Veterans Administration to
the extent of any claim payment arising from the guaranty or insurance
of the indebtedness above mentioned; as provided by Title 38, Chapter
37, Section 1801, et seq., U. S. C. A. and the regulations promulgated
pursuant thereto.

Subject to taxes for current year and to valid easements, mineral reser-
vations and restrictions of record affecting the above property, if any.
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-
brance, and that we, our heirs, executors and administrators, the said grantee his heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 20th
day of June A. D. 19 75.

Signed, sealed and delivered in the presence of
George W. Stratton LARRY W. BROWN (SEAL)
James J. Baynet WANDA FAYE BROWN (SEAL)
WANDA FAYE BROWN (SEAL)
WANDA FAYE BROWN (SEAL)

State of Florida
Escambia County
009100
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
34.80
JUN 25 11 25 AM '75
ESCAMBIA COUNTY

Before the subscriber personally appeared LARRY W. BROWN
, and WANDA FAYE BROWN
his wife, known to me, and known to me to be the ind. dual described by said name in and who executed the
foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.
Given under my hand and official seal this 20th day of June 19 75

"THIS INSTRUMENT WAS PREPARED BY
AN EMPLOYEE OF
LAWLOR TITLE INSURANCE CORPORATION
88 SOUTH BAYLIS STREET
PENSACOLA, FLORIDA
INCIDENT TO THE ISSUANCE OF A
TITLE INSURANCE CONTRACT."

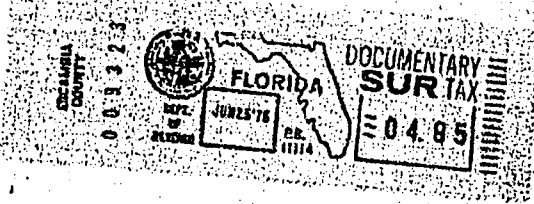
(over)

James J. Baynet
Notary Public
My commission expires MY COMMISSION EXPIRES AUG 6 1978

54-3212

Hudgens

Return to
Lawyers Title Ins. Corp.
55 South Baylen Street
P. O. Box 12027
Pensacola, Fla.



6-70
OR BK 5002 06053A
Escambia County, Florida
INSTRUMENT 2002-023196

DEED DOC STAMPS PD \$ ESC CO \$ 0.70
10/30/02 ERNIE LEE MABANA, CLERK
By: *Ernie Lee Mabana*

RCD Oct 30, 2002 02:38 pm
Escambia County, Florida

ERNIE LEE MABANA
Clerk of the Circuit Court
INSTRUMENT 2002-023196

This Warranty Deed

Made this 30th day of October, 2002 by DAVID E. HUDGENS, a married man, whose address is 7125 Blakeley Forest Blvd., Spanish Fort, AL 36527, hereafter called the grantor to DAVID E. HUDGENS and JANET A. HUDGENS, husband and wife, with rights of survivorship, whose address is 7125 Blakeley Forest Blvd. Spanish Fort, AL 36527, hereinafter called the grantees:

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

Grantees' Tax Id #: XXXXXXXXXX

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Escambia County, Florida, viz:

Lot 8, Block 16, Wildewood Subdivision, according to the plat thereof recorded in Plat Book 5 at page 47/47A, Escambia County, Florida.

SUBJECT TO Covenants, restrictions, easements or record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 46-15-30-1100-008-002

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

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

And the grantor hereby covenants with said grantees all that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Angela C. Merren
Angela C. Merren
Tomalee A. Ethington
Name: TOMALEE A. ETHINGTON

David E. Hudgens L.S.
Name & Address: David E. Hudgens
7125 Blakeley Forest Blvd.
Spanish Fort, Alabama 36527

STATE OF ALABAMA
COUNTY OF MOBILE

The foregoing instrument was acknowledged before me this 30th day of October, 2002 by DAVID E. HUDGENS who is personally known to me and who has produced drivers license as identification.

Tomalee A. Ethington
Notary Public
Print Name: TOMALEE A. ETHINGTON
My Commission Expires: 8/24/03

Prepared by:
David E. Hudgens
Annbrecht Jackson LLP
Post Office Box 290
Mobile, Alabama 36601

