PO BOX 54347	
NEW ORLEANS, LA	70154

07-19-2021 Application Date

Applicant's signature

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2100597

To: Tax Collector of <u>ESCAMBIA COUNTY</u>, Florida

١.

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
05-1849-050	2019/2116	06-01-2019	BEG AT INTER OF N LI OF ST LOUIS & SAN FRANCISCO RR SPUR (50 FT R/W) IN LT 4 & LI BETWEEN SEC 8 & 9 S 89 DEG 55 MIN 30 SEC E ALG SD N LI 78 26/100 FT N 0 DEG 4 MIN 30 SEC W 180 FT S 89 DEG 55 MIN 32 SEC W 50 04/100 FT N 0 DEG 4 MIN 30 SEC W 120 FT TO A PT IN S LI OF A 50 FT WIDE EASEMENT S 89 DEG 55 MIN 31 SEC W ON SD S LI 202 45/100 FT TO A PT IN E R/W LI OF PACE BLVD (80 FT R/W) NLY ALG SD E R/W LI BEING A CURVE TO LEFT HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 5 DEG 37 MIN 28 SEC W 247 FT FOR AN ARC DIST OF 247 07/100 FT FOR POB CONTINUE NLY ALG SD CURVE HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 08 DEG 45 MIN 05 SEC W A CHORD DIST OF 70 FT FOR AN ARC DIST OF 70 FT N 81 DEG 12 MIN 14 SEC E 196 25/100 FT S 09 DEG 34 MIN 30 SEC E 100 45/100 FT S 89 DEG 57 MIN 30 SEC W 200 FT TO POB OR 7754 P 1510 OR 7799 P 1623 LESS PACE BLVD R/W

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

Par	t 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 I	nere: Date of sale 07/05/2022 Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$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.

BEG AT INTER OF N LI OF ST LOUIS & SAN FRANCISCO RR SPUR (50 FT R/W) IN LT 4 & LI BETWEEN SEC 8 & 9 S 89 DEG 55 MIN 30 SEC E ALG SD N LI 78 26/100 FT N 0 DEG 4 MIN 30 SEC W 180 FT S 89 DEG 55 MIN 32 SEC W 50 04/100 FT N 0 DEG 4 MIN 30 SEC W 120 FT TO A PT IN S LI OF A 50 FT WIDE EASEMENT S 89 DEG 55 MIN 31 SEC W ON SD S LI 202 45/100 FT TO A PT IN E R/W LI OF PACE BLVD (80 FT R/W) NLY ALG SD E R/W LI BEING A CURVE TO LEFT HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 5 DEG 37 MIN 28 SEC W 247 FT FOR AN ARC DIST OF 247 07/100 FT FOR POB CONTINUE NLY ALG SD CURVE HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 08 DEG 45 MIN 05 SEC W A CHORD DIST OF 70 FT FOR AN ARC DIST OF 70 FT N 81 DEG 12 MIN 14 SEC E 196 25/100 FT S 09 DEG 34 MIN 30 SEC E 100 45/100 FT S 89 DEG 57 MIN 30 SEC W 200 FT TO POB OR 7754 P 1510 OR 7799 P 1623 LESS PACE BLVD R/W



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

onz.n

			 				0,00	
Part 1: Tax Deed	Applic	ation Inform	nation					
Applicant Name Applicant Address	РО ВО	, LLC CAPITA X 54347 DRLEANS, LA		I.A., AS C	OLLATER	Application date		Jul 19, 2021
Property description	SHOWERS OF BLESSING INC 705 TELEGRAPH RD MOBILE, AL 36110 3748 N PACE BLVD 05-1849-050 BEG AT INTER OF N LI OF ST LOUIS & SAN FRANCISCO RR SPUR (50 FT R/W) IN LT 4 & LI BETWEEN SEC 8 & 9 (Full legal attached.)		Certificate #		2019 / 2116			
			TRM) IN	R/W) IN LT 4 & LI		06/01/2019		
Part 2: Certificat	es Own	ed by Appl	icant and	d Filed w	ith Tax Deed	Appl	ication	
Column 1 Certificate Numbe	er	Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/2116		06/01/20	119		2,220.86		111.04	2,331.90
# 2021/1822 06/01/2021			2,321.73		116.09	2,437.82		
	→Part 2: Total*					4,769.72		
Part 3: Other Ce	rtificate	s Redeeme	d by App	olicant (C	ther than Co	unty)		
Column 1 Certificate Number	Date	olumn 2 e of Other ficate Sale	Face A	imn 3 mount of ertificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /								
							Part 3: Total*	0.00
Part 4: Tax Colle	ector C	ertified Am	ounts (Li	nes 1-7)				
Cost of all cert	ificates in	n applicant's	possession	n and othe	r certificates red	leeme	ed by applicant of Parts 2 + 3 above)	4,769.72
2. Delinquent tax	es paid b	by the applica	nt					0.00
3. Current taxes	paid by the	he applicant		•				0.00
4. Property inform	nation re	port fee						200.00
5. Tax deed appl	ication fe	ee						175.00
6. Interest accrue	ed by tax	collector und	er s.197.5	42, F.S. (s	ee Tax Collecto	r Insti	ructions, page 2)	0.00
7.				<u></u>		То	tal Paid (Lines 1-6)	5,144.72
I certify the above in have been paid, and							· · · · · · · · · · · · · · · · · · ·	nd tax collector's fees
16:1		X:0/L	000	1		•	Escambia, Florid	а
Sign here: Sign	ature Tax	Collector or Design	UPU Inee	<u> </u>		0	Date July 28th, 2	021

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



Real Estate Search

Tangible Property Search

Sale List

Nav. Mode Account O Parcel ID

Printer Friendly Version

Genera		

Parcel ID:

0825304001001001

Account:

051849050

Owners:

SHOWERS OF BLESSING INC

Mail:

ATTN: PASTOR BUCHANAN

705 TELEGRAPH RD MOBILE, AL 36110

Situs:

3748 N PACE BLVD 32505

Use Code:

CHURCH A

Taxing

COUNTY MSTU

Authority:

Open Tax Inquiry Window

Tax Inquiry:

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessments						
Year	Land	Imprv	Total	Cap Val		
2021	\$32,300	\$109,836	\$142,136	\$142,136		
2020	\$32,300	\$109,467	\$141,767	\$141,767		
2019	\$32,300	\$104,653	\$136,953	\$136,953		

Disclaimer

Market Value Breakdown Letter

Tax Estimator

File for New Homestead Exemption Online

Report Storm Damage

Sales Data 2021 Certified Roll Exemptions

Official Records Sale Date Book Page Value Type (New Window) 10/09/2017 7799 1623 \$100 WD مٰ

07/17/2017 7754 1510 \$100 WD م 07/1995 6415 574 \$100 OT

10/1993 3468 805 \$40,000 QC 07/1993 3406 277 \$70,000 CJ 11/1991 3093 184 \$61,000 WD

2937 395 \$66,000 CT 11/1990 Official Records Inquiry courtesy of Pam Childers

Escambia County Clerk of the Circuit Court and Comptroller

Legal Description

BEG AT INTER OF N LI OF ST LOUIS & SAN FRANCISCO RR SPUR (50 FT R/W) IN LT 4 & LI BETWEEN SEC 8 & 9 S 89 DEG 55...

Extra Features

ASPHALT PAVEMENT

Parcel

Information

Launch Interactive Map

Section Map Id:

08-2S-30-2

Approx.

Acreage: 0.4164

Zoned: P

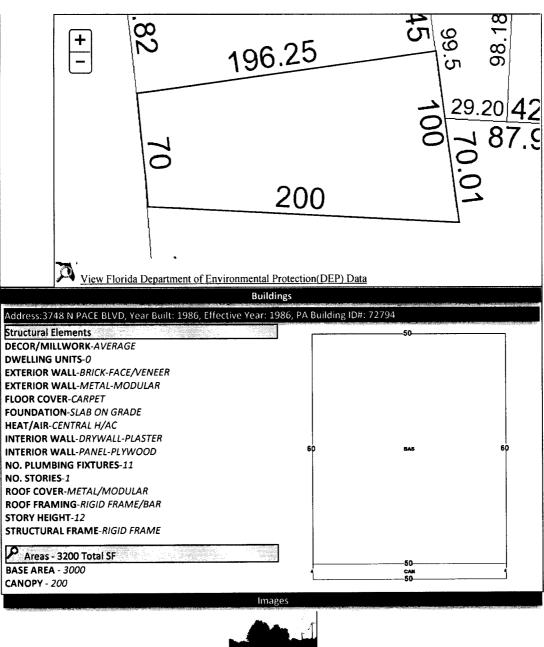
HC/LI

Evacuation

& Flood Information

<u>Open</u>

Report





5/27/20

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.

LEGAL DESCRIPTION

BEG AT INTER OF N LI OF ST LOUIS & SAN FRANCISCO RR SPUR (50 FT R/W) IN LT 4 & LI BETWEEN SEC 8 & 9 S 89 DEG 55 MIN 30 SEC E ALG SD N LI 78 26/100 FT N 0 DEG 4 MIN 30 SEC W 180 FT S 89 DEG 55 MIN 32 SEC W 50 04/100 FT N 0 DEG 4 MIN 30 SEC W 120 FT TO A PT IN S LI OF A 50 FT WIDE EASEMENT S 89 DEG 55 MIN 31 SEC W ON SD S LI 202 45/100 FT TO A PT IN E R/W LI OF PACE BLVD (80 FT R/W) NLY ALG SD E R/W LI BEING A CURVE TO LEFT HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 5 DEG 37 MIN 28 SEC W 247 FT FOR AN ARC DIST OF 247 07/100 FT FOR POB CONTINUE NLY ALG SD CURVE HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 08 DEG 45 MIN 05 SEC W A CHORD DIST OF 70 FT FOR AN ARC DIST OF 70 FT N 81 DEG 12 MIN 14 SEC E 196 25/100 FT S 09 DEG 34 MIN 30 SEC E 100 45/100 FT S 89 DEG 57 MIN 30 SEC W 200 FT TO POB OR 7754 P 1510 OR 7799 P 1623 LESS PACE BLVD R/W

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021099273 9/9/2021 8:46 AM
OFF REC BK: 8613 PG: 1945 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA holder of Tax Certificate No. 02116, 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:

(see attached)

SECTION 08, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 051849050 (0722-17)

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

SHOWERS OF BLESSING INC

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 July, which is the 5th day of July 2022.

Dated this 7th day of September 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.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 6/22/2021 4:15 PM OR Book 8558 Page 1346, Instrument #2021069067, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

	1748		- -			
orm 668 (Y)((c)	·	e Treasury - Inte of Federal T		vice	
Rev. February 2004	4)	Notice	OI FEUELAL I	ax Lien		
rea: MALL BUSIN	ESS/SELF EMPL ne:(800) 913-6	OYED AREA #5	ial Number		otional Use b	y Recording Office
				411621		
Code, we are have been as a demand fo there is a lie property bel	e giving a notice ssessed against to r payment of the in in favor of the longing to this t	1, 6322, and 6323 of that taxes (including the following-named to is liability, but it reme United States on all axpayer for the amou, and costs that may	r interest and per axpayer. We have tains unpaid. The property and ri unt of these taxe	nalties) e made erefore, ghts to		
*****		OF BLESSING CH		,		
lesidence	705 TELE	EGRAPH RD), AL 36610-250	7			
unless notice	of the lien is refile following such dat	FORMATION: For each do by the date given in cole, operate as a certific	olumn (e), this notic	e shall,		
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)		npaid Balance Assessment (f)
6721 941 941 941 941 941 941	12/31/2007 03/31/2017 06/30/2017 09/30/2017 12/31/2017 03/31/2018 06/30/2018 09/30/2018		08/30/2010 06/25/2018 06/25/2018 08/20/2018 12/28/2020 06/25/2018 10/08/2018 12/31/2018			11582.96 7602.74 8283.46 8215.55 7331.88 4537.52 2882.17 2626.09
lace of Filing	ESCAM	OF CIRCUIT COU BIA COUNTY COLA, FL 32595	JRT	То	tal \$	53062.37
his notice wa	as prepared and s	signed atBA	LTIMORE, MD			, on this
11 +	h day of Jur	ne , 2021.				, = 1
he						

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004) CAT, NO 60025X Recorded in Public Records 6/22/2021 4:15 PM OR Book 8558 Page 1345, Instrument #2021069066, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

	1748	39	~~		
orm 668 (Y)	(c)			nal Revenue Service	9
ev. February 200	4)	Notice	of Federal T	ax Lien	
	IESS/SELF EMPL	OYED AREA #5	rial Number	For Option	al Use by Recording Office
		1, 6322, and 6323			
Code, we ar have been a demand fo there is a lie property be	e giving a notice ssessed against to payment of the in favor of the longing to this t	that taxes (including the following-named to is liability, but it ren to United States on all axpayer for the amo , and costs that may	g interest and per axpayer. We have nains unpaid. The I property and rig unt of these taxe	naities) e made refore, ghts to	
ame of Taxp	ayer SHOWERS IN CHRIS a Corpor		URCH OF GOD		
esidence	705 TELE	GRAPH RD), AL 36610-250)7		
unless notice	e of the lien is refile following such dat	ORMATION: For eac d by the date given in c e, operate as a certific Identifying Number (c)	olumn (e), this notic tate of release as o	e shall,	Unpaid Balance of Assessment (f)
941	06/30/2013	(6)	08/13/2018	(e)	9489.26
941	09/30/2013		08/13/2018		9725.82
941	12/31/2013		08/13/2018		3205.37
941	03/31/2014		08/13/2018		8303.40
941	06/30/2014		08/13/2018		9052.16
941	09/30/2014		08/27/2018		9036.83
941	12/31/2014		08/13/2018		8235.46
941	03/31/2015		08/20/2018		8895.1
941	06/30/2015		08/20/2018		8835.2
941 941	09/30/2015		10/29/2018		8758.2
941	12/31/2015 03/31/2016		08/20/2018 08/20/2018		7973.33
941	06/30/2016		08/20/2018		9319.32 8578.72
941	09/30/2016		08/20/2018		8504.46
941	12/31/2016		08/20/2018		8430.82
ace of Filing					
		OF CIRCUIT COU BIA COUNTY	JR'I'	T . ()	4 105040 5
		COLA, FL 32595		Total	\$ 126343.66
	1 111071				
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			LTIMORE, MD		, on thi
nis notice wa	s prepared and s	igned atBA		***********	, On thi
		igned atBA	,		, un tri

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form **668(Y)(c)** (Rev. 2-2004) CAT. NO 60025X Recorded in Public Records 6/22/2021 4:15 PM OR Book 8558 Page 1344, Instrument #2021069065, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

	1748		e Treasury - Inter	rnal Revenue Servi	ce
orm 668 (Y)( Rev. February 2004	3	Notice	of Federal T	ax Lien	
	ESS/SELF EMPL ne:(800) 913-6	OYED AREA #5	ial Number 433	For Option	nal Use by Recording Office
Code, we are have been as a demand for there is a lie property bell additional personal control of the control	e giving a notice ssessed against to or payment of the en in favor of the longing to this to enalties, interest	that taxes (including the following-named to is liability, but it reme to United States on all axpayer for the amount, and costs that may	r interest and per expayer. We have lains unpaid. The property and right unt of these taxon accrue.	nalties) e made erefore, ghts to es, and	
·	IN CHRIS	ST			
Residence		EGRAPH RD D, AL 36610-250	7		
unless notice	of the lien is refile following such dat (a).	FORMATION: For each of by the date given in content of the content	olumn (e), this notice ate of release as	e shall, defined	
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	09/30/2009		06/28/2010		6341.97
941	12/31/2009		06/28/2010		9136.36
941	06/30/2010		11/08/2010		737.64
941	09/30/2010		04/11/2011		9408.39
941	12/31/2010		04/04/2011		
941	12/31/2010		02/11/2013		10797.98
941	03/31/2011		08/13/2018		
941	03/31/2011		10/08/2018		8216.69
941	06/30/2011		08/13/2018		7517.60
	12/31/2011		08/13/2018		2108.19
941	00 100 10000		10/06/2014		7919.42
941 941	03/31/2012		170/00/2014		
- "	06/30/2012		11/10/2014		8648.3
941	06/30/2012 09/30/2012		11/10/2014 08/13/2018		į.
941 941	06/30/2012 09/30/2012 12/31/2012		11/10/2014		4128.10
941 941 941	06/30/2012 09/30/2012		11/10/2014 08/13/2018		8648.37 4128.10 6180.44 8723.80
941 941 941 941 941	06/30/2012 09/30/2012 12/31/2012 03/31/2013	OF CIRCLES CO.	11/10/2014 08/13/2018 11/10/2014 08/13/2018		4128.10 6180.44
941 941 941 941 941	06/30/2012 09/30/2012 12/31/2012 03/31/2013 CLERK ESCAM	OF CIRCUIT COUBIA COUNTY	11/10/2014 08/13/2018 11/10/2014 08/13/2018	Total	4128.10 6180.44 8723.80
941 941 941 941 941 Place of Filing	06/30/2012 09/30/2012 12/31/2012 03/31/2013 CLERK ESCAMI PENSAG	BIA COUNTY COLA, FL 32595	11/10/2014 08/13/2018 11/10/2014 08/13/2018		4128.10 6180.44 8723.80
941 941 941 941 Place of Filing	06/30/2012 09/30/2012 12/31/2012 03/31/2013 CLERK ESCAMI PENSAGE	BIA COUNTY COLA, FL 32595	11/10/2014 08/13/2018 11/10/2014 08/13/2018		\$ 89864.91

Part 1 - Kept By Recording Office

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

BK: 7799 PG: 1624 Last Page

And Grantor hereby covenants to Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has a good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever; and that the property is free of all liens and encumbrances.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the  $\underline{\underline{\mathscr{I}}}$  day of October, 2017.

Signed, sealed and delivered

in the presence of:

H. L. Davis Company, Inc., a Florida corporation

Jedi K

By: Judi Brigan, its President

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this ______ day of October, 2017, by Judi Brigan, as President of H.L. Davis Company, Inc., a Florida corporation, who is personally known to me/has produced ______ as identification.

**SEAL** 



OTAKY PUBLIC, STATE OF FLORIDA

Print Name: Bridgette 5. Shubbs

Commission No.:

My Commission Expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Recorded in Public Records 10/25/2017 12:03 PM OR Book 7799 Page 1623, Instrument #2017084033, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by: Kathlyn M. White, Esq. 127 Palafox Place, Ste. 500 Pensacola, FL 32502 KMW-03-5061

#### **CORRECTIVE WARRANTY DEED**

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That H. L. Davis Company, Inc., a Florida corporation, whose address is 3405 Riverina Drive, Pensacola, FL 32514, hereinafter called Grantor, for and in consideration of Ten Dollars (\$10.00), does bargain, sell and convey unto Showers of Blessing, Inc., an Alabama nonprofit corporation, whose address is 705 Telegraph Road, Mobile, AL 36610, hereinafter called Grantee, their heirs, successors and assigns, forever, the following described property, situated, lying and being in the County of Escambia, State of FLORIDA, to-wit:

That portion of Sections Band 9, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:

Commencing at a concrete monument at the intersection of the North line of formerly St. Louis and San Francisco Railway Spur (50' R/W) in Lot 4, the Brainerd & McIntyre Subdivision in said Section 8 and the Section line between said Sections 8 and 9; thence South 89°55'30" East, along said North line 78.26 feet; thence North 00°04'30" West 180.00 feet; thence South 89°55'32" West 50,04 feet; thence North 00°04'30" West 120.00 feet to a point in the South line of a 50 foot wide Easement: thence South 89°55'31" West on said South line 202.45 feet to a point in the East right-of-way line of Pace Boulevard (80' R/W); thence Northerly along said East right-of-way line, being a curve to the left having a radius of 2904.93 feet, a chord bearing of North 05°37'28" West, a chord distance of 247.00 feet, for an arc distance of 247.07 feet for the Point of Beginning; thence continue Northedy along said curve having a radius of 2904.93 feet, a chord bearing of North 08°45'05" West, a chord distance of 70.00 feet for an arc distance of 70.00 feet; thence North 81°12'14" East, 196.25 feet: thence South 09°34'30" East 100.45 feet; ,thence South 89°57' 30" West 200 feet to the Point of Beginning.

PARCEL ID#: 92S304001001001

The above described property is not homestead property for any of the Grantor or the Grantor's spouse, and it is not necessary for the Grantor's spouse to join in the execution of this deed.

BK: 7754 PG: 1511 Last Page

And Grantor hereby covenants to Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has a good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever; and that the property is free of all liens and encumbrances.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

IN WITNESS WHEREOF, I have herei	unto set my hand and seal on this the 17 day of
Signed, sealed and delivered	
in the presence of:	H. L. Davis Company, Inc., a Florida corporation
Later While	By: Judi Brigan, its President
Print Name Kake white	By: Judi Brigan, its President
Brighth S Stubbi	
Print Name Bridge le S. Stubbs	

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17 day of 2017, by Judi Brigan, as President of H.L. Davis Company, Inc., a Florida corporation, who is personally known to me/has produced ______ as identification.

KATIE M. WHITE
Commission # FF 039315
Expires August 17, 2017
Bonded Thu Troy Fain Insurance 800 385-7019

NOTARY PUBLIC, STATE OF FLORIDA
Print Name: Kafie L. White

Commission No.:

My Commission Expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Recorded in Public Records 8/3/2017 8:53 AM OR Book 7754 Page 1510, Instrument #2017059487, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

> This Instrument Prepared by: Kathlyn M. White, Esq. 127 Palafox Place, Ste. 500 Pensacola, FL 32502 KMW-03-5061

#### WARRANTY DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That H. L. Davis Company, Inc., a Florida corporation, whose address is 3405 Riverina Drive, Pensacola, FL 32514, hereinafter called Grantor, for and in consideration of Ten Dollars (\$10.00), does bargain, sell and convey unto Showers of Blessing, Inc., an Alabama nonprofit corporation, whose address is 705 Telegraph Road, Mobile, AL 36610, hereinafter called Grantee, their heirs, successors and assigns, forever, the following described property, situated, lying and being in the County of Escambia, State of FLORIDA, to-wit:

That portion of Sections Band 9, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:

Commencing at a concrete monument at the intersection of the North line of formerly St. Louis and San Francisco Railway Spur (50' R/W) in Lot 4, the Brainerd & McIntyre Subdivision in said Section 8 and the Section line between said Sections 8 and 9; thence South 89°55'30" East, along said North line 78.26 feet; thence North 00°04'30" West 180.00 feet; thence South 89°55'32" West 50,04 feet; thence North 00°04'30" West 120.00 feet to a point in the South line of a 50 foot wide Easement: thence South 89°55'31" West on said South line 202.45 feet to a point in the East right-of-way line of Pace Boulevard (80' R/W); thence Northerly along said East right-of-way line, being a curve to the left having a radius of 2904.93 feet, a chord bearing of North 05°37'28" West, a chord distance of 247.00 feet, for an arc distance of 247.07 feet for the Point of Beginning; thence continue Northerly along said curve having a radius of 2904.93 feet, a chord bearing of North 03°45'05" West, a chord distance of 70.00 feet for an arc distance of 70.00 feet; thence North 81°12'14" East, 196.25 feet: thence South 09°34'30" East 100.45 feet; ,thence South 89°57' 30" West 200 feet to the Point of Beginning.

PARCEL ID#: 92S304001001001

The above described property is not homestead property for any of the Grantor or the Grantor's spouse, and it is not necessary for the Grantor's spouse to join in the execution of this deed.

#### PROPERTY INFORMATION REPORT

April 4, 2022 Tax Account #:05-1849-050

### LEGAL DESCRIPTION EXHIBIT "A"

BEG AT INTER OF N LI OF ST LOUIS & SAN FRANCISCO RR SPUR (50 FT R/W) IN LT 4 & LI BETWEEN SEC 8 & 9 S 89 DEG 55 MIN 30 SEC E ALG SD N LI 78 26/100 FT N 0 DEG 4 MIN 30 SEC W 180 FT S 89 DEG 55 MIN 32 SEC W 50 04/100 FT N 0 DEG 4 MIN 30 SEC W 120 FT TO A PT IN S LI OF A 50 FT WIDE EASEMENT S 89 DEG 55 MIN 31 SEC W ON SD S LI 202 45/100 FT TO A PT IN E R/W LI OF PACE BLVD (80 FT R/W) NLY ALG SD E R/W LI BEING A CURVE TO LEFT HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 5 DEG 37 MIN 28 SEC W 247 FT FOR AN ARC DIST OF 247 07/100 FT FOR POB CONTINUE NLY ALG SD CURVE HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 08 DEG 45 MIN 05 SEC W A CHORD DIST OF 70 FT FOR AN ARC DIST OF 70 FT N 81 DEG 12 MIN 14 SEC E 196 25/100 FT S 09 DEG 34 MIN 30 SEC E 100 45/100 FT S 89 DEG 57 MIN 30 SEC W 200 FT TO POB OR 7754 P 1510 OR 7799 P 1623 LESS PACE BLVD R/W

**SECTION 08, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 05-1849-050(0722-17)

ABSTRACTOR'S NOTE: WE ARE UNABLE TO CERTIFY LEGAL AS WRITTEN WITHOUT A CURRENT SURVEY.

## 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 D	TAX DEED SALE DATE:		JULY 5, 2022		
TAX ACCOUNT #:  CERTIFICATE #:		Т#:	05-1849-050		
		C # <b>:</b>	2019-2116		
those p	ersons, f	irms, and/or agencies having	Statutes, the following is a list of names and addresses of legal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed		
YES	$\overline{\boxtimes}$ N	otify City of Pensacola, P.O. otify Escambia County, 190 omestead for <u>2020</u> tax yea	Governmental Center, 32502		
SHOW	VERS OF	RLESSING INC			

SHOWERS OF BLESSING INC 705 TELEGRAPH RD MOBILE, AL 36110

SHOWERS OF BLESSING INC 3748 N PACE BLVD PENSACOLA, FL 32505

DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE 400 W BAY ST STE 35045 JACKSONVILLE FL 32202 – 4437

Certified and delivered to Escambia County Tax Collector, this 4th day of April, 2022.

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** 

April 4, 2022

Tax Account #: 05-1849-050

1. The Grantee(s) of the last deed(s) of record is/are: SHOWERS OF BLESSING, INC., AN ALABAMA NONPROFIT CORPORATION

By Virtue of Warranty Deed recorded 8/3/2017 in OR 7754/1510

- 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. Federal Tax Lien in favor of Depratment of Treasury Internal Revenue Service recorded 6/22/2021 OR 8558/1344
  - b. Federal Tax Lien in favor of Depratment of Treasury Internal Revenue Service recorded 6/22/2021 OR 8558/1345
  - c. Federal Tax Lien in favor of Depratment of Treasury Internal Revenue Service recorded 6/22/2021 OR 8558/1346
- 4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 05-1849-050 Assessed Value: \$142,136.00

**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.



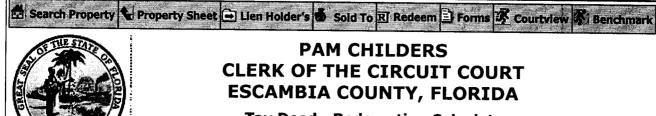
## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED RE	EPORT IS ISSUED TO:			
SCOTT LUNSFORD	, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	05-1849-050	CERTIFICATE #:	2019-2	2116
REPORT IS LIMITE	OT TITLE INSURANCE. THE D TO THE PERSON(S) EXPE PORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN TH	HE PROPERTY
listing of the owner(s) tax information and a encumbrances recorde title to said land as lis	orepared in accordance with the of record of the land describe listing and copies of all open ded in the Official Record Book ted on page 2 herein. It is the If a copy of any document listy.	d herein together with cur or unsatisfied leases, more s of Escambia County, Fl responsibility of the party	rrent and delinqu tgages, judgment lorida that appear named above to	uent ad valorem ts and r to encumber the o verify receipt of
and mineral or any su	et to: Current year taxes; taxes be	nature; easements, restric	tions and covena	ints of record;
	insure or guarantee the validity rance policy, an opinion of titl			
Use of the term "Repo	ort" herein refers to the Propert	ty Information Report and	d the documents	attached hereto.
Period Searched:	April 1, 2002 to and includ	ling April 1, 2022	_ Abstractor: _	Vicki Campbell
BY				

Michael A. Campbell, As President

Dated: April 4, 2022



Notes

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

**Tax Deed - Redemption Calculator** Account: 051849050 Certificate Number: 002116 of 2019

Redemption	No 🗸	Application Date 7/19/	2021	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date 7/5/2022		Redemption Date 5/2/2022	
Months		12		10	
Tax Collector		\$5,144.72		\$5,144.72	
Tax Collector Interest		\$926.05		\$771.71	
Tax Collector Fee		\$12.50		\$12.50	
Total Tax Collector		\$6,083.27		\$5,928.93	
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$119.00		\$119.00	
Sheriff Fee		\$120.00		\$120.00	
Legal Advertisement		\$200.00		\$200.00	
App. Fee Interest		\$82.08		\$68.40	
Total Clerk		\$538.08		\$524.40 CH	
Release TDA Notice	(Recording)	\$10.00		\$10.00	
Release TDA Notice	(Prep Fee)	\$7.00		\$7.00	
Postage		\$18.54		\$18.54	
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$6,656.89		\$6,488.87	
		Repayment Overpayment Refund Amount		\$168.02 + 46 = \$208.02	
Book/Page		8613		1945	Teden

#### **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 # 2019 TD 002116 Redeemed Date 5/2/2022

Name SHOWERS OF BLESSINGS / CHARLES BUCHANAN 705 TELEGRAPH RD MOBILE, AL 36110

Clerk's Total = TAXDEED	\$538.08		
Due Tax Collector = TAXDEED	\$6,083.27		
Postage = TD2	\$18.54		
ResearcherCopies = TD6	\$0.00		
Release TDA Notice (Recording) = RECORD2	\$10.00		
Release TDA Notice (Prep Fee) = TD4	\$7.00		

#### • For Office Use Only

To once ose only						
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name	
			FINANCIAL SUM	MARY		
No Inforn	nation Availa	ble - See D				

#### **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: 051849050 Certificate Number: 002116 of 2019

# Payor: SHOWERS OF BLESSINGS / CHARLES BUCHANAN 705 TELEGRAPH RD MOBILE, AL 36110 Date 5/2/2022

Clerk's Check #	459792	Clerk's Total	\$538.08
Tax Collector Check #	1	Tax Collector's Total	\$6,083.27
		Postage	\$18.54
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
	The state of the s	Total Received	\$6,656.89

PAM CHILDERS
Clerk of the Circuit Court

Received By: (Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

# **LEGAL DESCRIPTION**

BEG AT INTER OF N LI OF ST LOUIS & SAN FRANCISCO RR SPUR (50 FT R/W) IN LT 4 & LI BETWEEN SEC 8 & 9 S 89 DEG 55 MIN 30 SEC E ALG SD N LI 78 26/100 FT N 0 DEG 4 MIN 30 SEC W 180 FT S 89 DEG 55 MIN 32 SEC W 50 04/100 FT N 0 DEG 4 MIN 30 SEC W 120 FT TO A PT IN S LI OF A 50 FT WIDE EASEMENT S 89 DEG 55 MIN 31 SEC W ON SD S LI 202 45/100 FT TO A PT IN E R/W LI OF PACE BLVD (80 FT R/W) NLY ALG SD E R/W LI BEING A CURVE TO LEFT HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 5 DEG 37 MIN 28 SEC W 247 FT FOR AN ARC DIST OF 247 07/100 FT FOR POB CONTINUE NLY ALG SD CURVE HAVING A RADIUS OF 2904 93/100 FT A CHORD BEARING OF N 08 DEG 45 MIN 05 SEC W A CHORD DIST OF 70 FT FOR AN ARC DIST OF 70 FT N 81 DEG 12 MIN 14 SEC E 196 25/100 FT S 09 DEG 34 MIN 30 SEC E 100 45/100 FT S 89 DEG 57 MIN 30 SEC W 200 FT TO POB OR 7754 P 1510 OR 7799 P 1623 LESS PACE BLVD R/W

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2022044480 5/2/2022 1:26 PM OFF REC BK: 8775 PG: 345 Doc Type: RTD

## 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 8613, Page 1945, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02116, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 051849050 (0722-17)

(see attached)

**SECTION 08, TOWNSHIP 2 S, RANGE 30 W** 

NAME IN WHICH ASSESSED: SHOWERS OF BLESSING INC

Dated this 2nd day of May 2022.

STATE COUNTY TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk