



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

0225-83

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	MADISON CLARA JEAN MADISON ROSIE EST OF 7161 ROBERT RD CENTURY, FL 32535 7161 ROBERT RD 11-1834-460 BEG AT SE COR OF SW 1/4 OF NW 1/4 OF SEC W ALG S LI 513 63/100 FT N 197 23/100 FT N 33 DEG 15 MIN 36 (Full legal attached.)	Certificate #	2022 / 5557
		Date certificate issued	06/01/2022

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)
# 2022/5557	06/01/2022	272.18	13.61	285.79
→Part 2: Total*				285.79

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)
# 2023/5715	06/01/2023	295.19	6.25	48.71	350.15
Part 3: Total*					350.15

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)	635.94
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	244.35
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)	1,255.29

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:

Signature Tax Collector or Designee

Escambia, Florida

Date April 29th, 2024

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>08/06/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

02/05/2025

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 SE COR OF SW 1/4 OF NW 1/4 OF SEC W ALG S LI 513 63/100 FT N 197 23/100 FT N 33 DEG 15 MIN 36 SEC W 161 88/100 FT TO L&N RR R/W N 27 DEG 25 MIN 36 SEC E ALG RR R/W 638 90/100 FT SELY 139 73/100 FT FOR POB CONT SE 129 19/100 FT TO A PT ON N SIDE OF A PROPOSED ST SWLY ALG NLY R/W OF ST 155 86/100 FT NWLY AT RT ANG TO ST 125 FT NELY & PARL TO PROPOSED ST 123 22/100 FT TO POB BEING LTS 21 & 22 OF AN UNRECORDED PLAT OR 463 P 844 OR 4413 P 1645

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400812

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
11-1834-460	2022/5557	06-01-2022	BEG AT SE COR OF SW 1/4 OF NW 1/4 OF SEC W ALG S LI 513 63/100 FT N 197 23/100 FT N 33 DEG 15 MIN 36 SEC W 161 88/100 FT TO L&N RR R/W N 27 DEG 25 MIN 36 SEC E ALG RR R/W 638 90/100 FT SELY 139 73/100 FT FOR POB CONT SE 129 19/100 FT TO A PT ON N SIDE OF A PROPOSED ST SWLY ALG NLY R/W OF ST 155 86/100 FT NWLY AT RT ANG TO ST 125 FT NELY & PARL TO PROPOSED ST 123 22/100 FT TO POB BEING LTS 21 & 22 OF AN UNRECORDED PLAT OR 463 P 844 OR 4413 P 1645

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-26-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Back](#)◀ Nav. Mode ☒ Account ☐ Parcel ID ▶[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	085N302300000210	Year	Land	Imprv	Total	Cap Val
Account:	111834460	2023	\$3,311	\$5,129	\$8,440	\$8,196
Owners:	MADISON CLARA JEAN MADISON ROSIE EST OF	2022	\$3,311	\$4,262	\$7,573	\$7,451
Mail:	7161 ROBERT RD CENTURY, FL 32535	2021	\$3,311	\$3,463	\$6,774	\$6,774
Situs:	7161 ROBERT RD 32535	Disclaimer				
Use Code:	MOBILE HOME	Tax Estimator				
Taxing Authority:	CENTURY CITY LIMITS	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/1999	4413	1645	\$100	WD		Legal Description	
03/1999	4389	30	\$100	WD		BEG AT SE COR OF SW 1/4 OF NW 1/4 OF SEC W ALG S LI	
01/1969	463	844	\$500	WD		513 63/100 FT N 197 23/100 FT N 33 DEG 15 MIN 36 SEC W	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
Section Map Id: 08-5N-30-1	<div><div>+</div><div>-</div></div>		
Approx. Acreage: 0.4608			
Zoned:			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection(DEP) Data			
Buildings			
Address:7161 ROBERT RD, Year Built: 1988, Effective Year: 1988, PA Building ID#: 123932			

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-WOOD SIDING

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-PANEL PLYWOOD

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD


MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-3

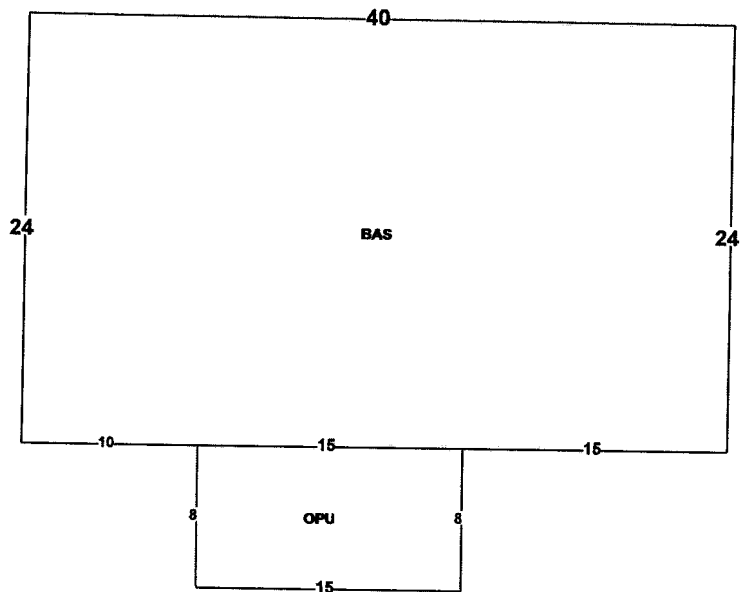
NO. STORIES-1

STORY HEIGHT-0

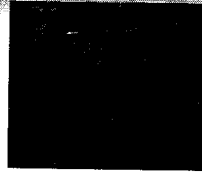
 **Areas - 1080 Total SF**

BASE AREA - 960

OPEN PORCH UNF - 120



Images



4/3/2023 12:00:00 AM

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

Last Updated:05/08/2024 (tc 6675)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 05557**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT SE COR OF SW 1/4 OF NW 1/4 OF SEC W ALG S LI 513 63/100 FT N 197 23/100 FT N 33 DEG 15 MIN 36 SEC W 161 88/100 FT TO L&N RR R/W N 27 DEG 25 MIN 36 SEC E ALG RR R/W 638 90/100 FT SELY 139 73/100 FT FOR POB CONT SE 129 19/100 FT TO A PT ON N SIDE OF A PROPOSED ST SWLY ALG NLY R/W OF ST 155 86/100 FT NWLY AT RT ANG TO ST 125 FT NELY & PARL TO PROPOSED ST 123 22/100 FT TO POB BEING LTS 21 & 22 OF AN UNRECORDED PLAT OR 463 P 844 OR 4413 P 1645

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111834460 (0225-83)

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

CLARA JEAN MADISON and ROSIE MADISON EST OF

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** Wednesday in the month of February, which is the **5th day of February 2025**.

Dated this 10th day of May 2024.

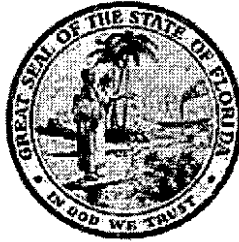
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

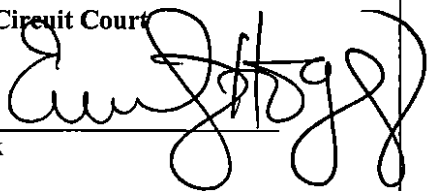
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 111834460 Certificate Number: 005557 of 2022**

Payor: CLARA MADISON 2435 SPYGLASS CIR PENSACOLA FL 32526 Date 11/18/2024

Clerk's Check #	325869	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$1,449.83
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,091.23

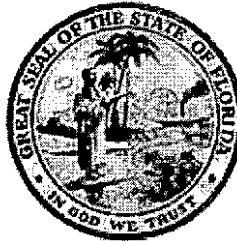
\$1,577.23
\$1,594.23

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 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 # 2022 TD 005557

Redeemed Date 11/18/2024

Name CLARA MADISON 2435 SPYGLASS CIR PENSACOLA FL 32526

Clerk's Total = TAXDEED	\$524.40	\$1,577.23
Due Tax Collector = TAXDEED	\$1,449.83	
Postage = TD2	\$100.00	
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: 111834460 Certificate Number: 005557 of 2022

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/5/2025"/>	Redemption Date <input type="text" value="11/18/2024"/>
Months	10	7
Tax Collector	<input type="text" value="\$1,255.29"/>	<input type="text" value="\$1,255.29"/>
Tax Collector Interest	\$188.29	\$131.81
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,449.83	<input type="text" value="\$1,395.35"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$68.40	\$47.88
Total Clerk	\$524.40	<input type="text" value="\$503.88"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,091.23	\$1,914.23
	Repayment Overpayment Refund Amount	\$177.00



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 #: 11-1834-460 CERTIFICATE #: 2022-5557

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: October 7, 2004 to and including October 7, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **11-1834-460**

1. The Grantee(s) of the last deed(s) of record is/are: **CLARA JEAN MADISON AND ROSIE MADISON**

By Virtue of Warranty Deed recorded 11/5/1969 in OR 463/844, Warranty Deed recorded 3/26/1999 in OR 4389/30, Corrected Warranty Deed recorded 5/21/1999 in OR 4413/1645 and Certificate of Death for John Henry Madison recorded 10/10/1991 in OR 3070/97

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR ROSIE MADISON RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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. **MSBU Lien in favor of Escambia County recorded 10/2/1998 OR 4313/241**
 - b. **Judgment in favor of Monogram Credit Card Bank of Georgia recorded 5/3/2005 OR 5630/1066**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 11-1834-460

Assessed Value: \$8,196.00

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: FEB 5, 2025

TAX ACCOUNT #: 11-1834-460

CERTIFICATE #: 2022-5557

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**CLARA JEAN MADISON, ROSIE MADISON
AND ESTATE OF ROSIE MADISON
7161 ROBERT RD
CENTURY, FL 32535**

**CLARA JEAN MADISON AND
ROSIE MADISON
PO BOX 496
ATMORE, AL 36504**

**ROSIE F MADISON
6845 JEFFERSON AVE
CENTURY, FL 32535-2844**

**MONOGRAM CREDIT CARD BANK
OF GEORGIA
4125 WINDWARD PLAZA DR BLDG 300
ALPHARETTA, GA 30005**

Certified and delivered to Escambia County Tax Collector, this 11th day of October, 2024.

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

October 11, 2024

Tax Account #:11-1834-460

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF SW 1/4 OF NW 1/4 OF SEC W ALG S LI 513 63/100 FT N 197 23/100 FT N 33 DEG 15 MIN 36 SEC W 161 88/100 FT TO L&N RR R/W N 27 DEG 25 MIN 36 SEC E ALG RR R/W 638 90/100 FT SELY 139 73/100 FT FOR POB CONT SE 129 19/100 FT TO A PT ON N SIDE OF A PROPOSED ST SWLY ALG NLY R/W OF ST 155 86/100 FT NWLY AT RT ANG TO ST 125 FT NELY & PARL TO PROPOSED ST 123 22/100 FT TO POB BEING LTS 21 & 22 OF AN UNRECORDED PLAT OR 463 P 844 OR 4413 P 1645

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-1834-460(0225-83)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

463 844

Jim Walker
Pub 9/28
Tampa, Fla.
(33604)

This Indenture, made this 10th day of October, A.D. 1969,
between Alger-Sullivan Co.

of the County of Escambia and State of Florida
part of the first part, and John Henry Madison & wife Rosie

of the County of Escambia and State of Florida parties of the

second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of
Five Hundred & No/One Hundred Dollars

to wit in hand paid, the receipt whereof is hereby acknowledged, sell, grant, bargain, sell and transfer unto the said party of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Escambia

and State of Florida, more particularly described as follows: Commencing at the SE corner of the SW 1/4 of the NW 1/4, Section 8, T19N, R30W, Thence West along the South line of said SW 1/4 of NW 1/4 a distance of 513.63', thence North 197.23', thence North 33°15'36" West a distance of 161.82' to the L&N Railroad Right of Way, Thence North 27°25'36" East along R/R Right of Way 638.90' to a concrete marker, thence Southeasterly 139.73' to POB, Continue SE 129.19' to a Point on the North side of a proposed Street, Thence run Southwesterly along the Northerly Right of Way of said St. 155.86' to a point, thence run Northwesterly at Right angles to said St. 125' to a point, thence run Northeasterly

TOGETHER with all the improvements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, power and right of dower, reversion, remainder and easement therein belonging or in anywise appertaining: TO HAVE AND TO HOLD (Over)

And the said party of the first part does covenant with the said party of the second part that they have lawfully seized of the said premises, that they are free from all encumbrances

with all good right and lawful authority to sell the same; and that the said party of the first part do hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Warren M. Briggs
PRESIDENT
ALGER-SULLIVAN COMPANY (SEAL)

State of Florida Nov 5 2nd day of October, A.D. 1969
County of Escambia

I HEREBY CERTIFY, That on this 2nd day of October, A.D. 1969,
before me personally appeared Warren M. Briggs

to me known to be the person described in and who requested the foregoing conveyance to

and severally acknowledged the execution thereof to be free act and deed for the uses and purposes therein mentioned;

and the said the wife of the said On a separate and private examination taken and made by me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said deed as a conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, reversion, remainder, or otherwise, in and to the lands therein described, and that she executed said deed freely, voluntarily, and without any coercion, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Escambia County, Florida

In the County of Escambia and State of Florida
My commission expires

FORM 30410
THIS INSTRUMENT PREPARED BY
JAMES W. STILES, ATTORNEY
P. O. BOX 9129
TAMPA, FLA.



(OVER)

305
150
5.30

ESCAMBIA COUNTY
040322
FLORIDA
DOCUMENTARY
SURTAX
\$60.55
STATE OF FLORIDA
NOTARY PUBLIC
JAMES W. STILES
11/11/71
\$0150

OFFICE BOOK 463 PAGE 845
and parallel to said proposed St. 123.22' to POB. Said land being lots
21 & 22 of Alger Sullivan unrecorded plat subdivided by J.W. Cook on Aug.
26, 1969.

Warranty deed

TO

ABSTRACT OF DISCUSSION

RETURN TO:
JIM WALTER CORP.
P. O. BOX 9128
TAMPA, FLA 33604

Processing Data Space

Recording Data Space

100
70
6-70

This Instrument Was Prepared By:
Wesley A. Bailey, Jr.
2216 E Olive Road, Suite 106
Pensacola, Florida 32514

After Recording Return To:
Clara Jean Madison
PO Box 496
Atmore, Alabama 36504

OR BK 4389 PG0030
Escambia County, Florida
INSTRUMENT 99-592788

DEED DOC STAMPS PD & ESC CO 1 0.70
03/26/99, ERNIE LEE MAGAHA, CLERK
By: [Signature]

RCD Mar 26, 1999 12:42 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-592788

WARRANTY DEED

This Warranty Deed has been executed, on the date indicated below, by Rosie Madison an unmarried female, hereafter called the grantor, to Clara Jean Madison and Rosie Madison, two unmarried females, hereafter called the grantee, whose post office address is PO Box 496, Atmore, AL. 36504.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said grantor, for and in consideration of the sum of Ten-\$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and sell to the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in Escambia County, to wit:

COMMENCING AT THE SE CORNER OF THE SW 1/4, OF THE NW 1/4, SECTION 8, TWP. 5 N., RANGE 30 W.; THENCE WEST ALONG THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4 A DISTANCE OF 513.63'; THENCE NORTH 197.23'; THENCE NORTH 33°15'36" WEST A DISTANCE OF 161.88' TO THE L & N RAILROAD RIGHT OF WAY, THENCE NORTH 27°25'36" EAST ALONG R/R RIGHT OF WAY 638.90' TO A CONCRETE MARKER, THENCE SOUTHEASTERLY 139.73' TO POB, CONTINUE SE 129.19' TO A POINT ON THE NORTH SIDE OF A PROPOSED STREET; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY RIGHT OF WAY OF SAID STREET 155.86' TO A POINT; THENCE RUN NORTHWESTERLY AT RIGHT ANGLES TO SAID STREET 125' TO A POINT, THENCE RUN NORTHWESTERLY AND PARALLEL TO SAID PROPOSED STREET 123.22' TO POB, SAID LAND BEING LOTS 21 & 22 OF ALGIER SULLIVAN UNRECORDED PLAT SUBDIVIDED BY J.W. COOK ON AUGUST 26, 1969.

The said party of the first part does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

In witness whereof, the grantor signed this Warranty Deed on the date indicated next to the grantor's signature.

Rosie Madison
Grantor - Rosie Madison

3-22-99
Date

7161 Robert Road, Century, FL 32535-2888
Grantor's Post Office Address

X Diana A. Stanley
X DIANA A. STANLEY

Joe Poarch
Witness - Signature

Clara Jean Madison
Witness - Signature

JOE POARCH
(Printed Or Typed Name)

CLARA JEAN MADISON
(Printed Or Typed Name)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

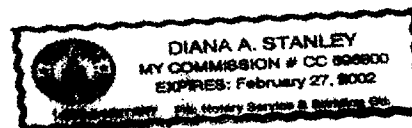
Affirmed before me, on 3-22-99, by ROSIE MADISON:

[] who is personally known to me, or

[X] who produced the following identification: AL 325-723-28-664

FL. ST. personally appeared before me at the time of notarization, and, after being given the oath, acknowledged signing the foregoing document.

Diana A. Stanley Notary Public



Corrected deed 5-19-99

OR BK 4413 PG1645
Escambia County, Florida
INSTRUMENT 99-610467

Processing Data Space

Recording Data Space

This Instrument Was Prepared By:
Wesley A. Bailey, Jr.
2216 E Olive Road, Suite 106
Pensacola, Florida 32514

After Recording Return To:
Clara Jean Madison
PO Box 496
Atmore, Alabama 36504

OR BK 4389 PG0030
Escambia County, Florida
INSTRUMENT 99-592788

DEED DOC STAMPS PD @ ESC CO \$ 0.70
03/26/99, ERNIE LEE MAGAHA, CLERK
By: *(Signature)*

RCD Mar 26, 1999 12:42 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-592788

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WRB 5/19/99

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In witness whereof, the grantor signed this Warranty Deed on the date indicated next to the grantor's signature.

Rosie Madison
Grantor - Rosie Madison

3-22-99
Date

7161 Robert Road, Century, FL 32535-2888
Grantor's Post Office Address

Joe Poarch
Witness - Signature

JOE POARCH
(Printed Or Typed Name)

Diana A. Stanley
X DIANA A. STANLEY
Witness - Signature

Clara Jean Madison
(Printed Or Typed Name)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Affirmed before me, on 3-22-99, by ROSIE MADISON:

☐ who is personally known to me, or

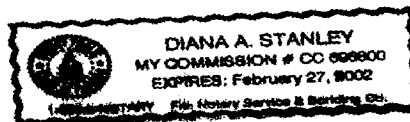
☒ who produced the following identification: DL 325-723-28-664

FL. ST. personally appeared before me at the time of notarization, and, after being given the oath, acknowledged signing the foregoing document.

Diana A. Stanley Notary Public

RCD May 21, 1999 11:49 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-610467



Recording to correct legal.

DR BK 4313 P60241
Escambia County, Florida
INSTRUMENT 98-525810
RCD Oct 02, 1998 08:54 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-525810

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: MADISON ROSIE
7161 ROBERT RD
CENTURY FL 32535-2888

ACCT.NO. 11 1834 460 000

AMOUNT \$105.60

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF SW 1/4 OF
NW 1/4 OF SEC W ALG S LI
513 63/100 FT N 197 23/100
FT N 33 DEG 15 MIN 36 SEC W
161 88/100 FT TO L&N RR R/W
N 27 DEG 25 MIN 36 SEC E
PROP.NO. 08 5N 30 2300 000 210

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$105.60. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

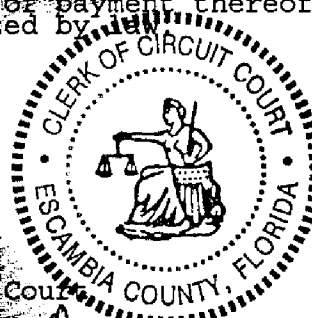
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

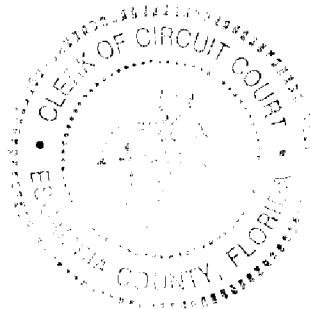
Ernie Lee Magaha
Clerk of the Circuit Court

by

Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
by Wanda M. McBrearty
Deputy Finance Director



Recorded in Public Records 05/03/2005 at 12:28 PM OR Book 5630 Page 1066,
Instrument #2005367498, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 04/18/2005 at 12:23 PM OR Book 5620 Page 94,
Instrument #2005361349, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT
IN AND FOR ESCAMBIA
COUNTY, FLORIDA
CASE NO.: 2005-SC-000565
DIVISION:

MONOGRAM CREDIT CARD BANK OF GEORGIA,
a corporation

Plaintiff,

vs.

ROSIE F MADISON,

Defendant,

FINAL JUDGMENT

The Court finding the Defendant ROSIE F MADISON is indebted to the Plaintiff in the sum of
\$1,674.07, it is:

ADJUDGED that the Plaintiff, MONOGRAM CREDIT CARD BANK OF GEORGIA, a
corporation, recover from the Defendant, ROSIE F MADISON, the principal sum of \$1,674.07, and
prejudgment interest of \$0.00, with costs of \$175.00 and attorney's fees of \$267.00 for a total of
\$2,116.07 that shall bear interest at the rate of 7% per year, for all of the above let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida, this 15th day of

April, 2005.

Ernie Lee Magaha
Escambia Court Judge

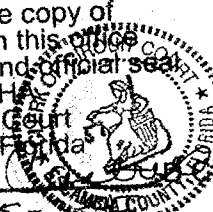
Copies to:

BRAY & SINGLETARY, P.A.
Attorney for Plaintiff
P. O. Box 53197
Jacksonville, FL 32201

ROSIE F MADISON
Defendant
6845 JEFFERSON AVE
CENTURY, FL 32535-2844

PLAINTIFF'S ADDRESS:
MONOGRAM CREDIT CARD BANK OF
GEORGIA, a corporation
4125 WINDWARD PLAZA DRIVE BLDG 300
ALPHARETTA, GA 30005

Certified to be a true copy of
the original on file in this office.
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: [Signature]
Date: 5-5



APR 12 P 1:00