



# 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
<b>→Part 2: Total*</b>				<b>285.79</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/5715	06/01/2023	295.19	6.25	48.71	350.15
<b>Part 3: Total*</b>					<b>350.15</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	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. <b>Total Paid (Lines 1-6)</b>	<b>1,255.29</b>

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

Sign here:

  
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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/06/2025</u> <small>Signature, Clerk of Court or Designee</small>	

**INSTRUCTIONS**

*t 0.25* *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				
<b>Parcel ID:</b>	085N302300000210	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	111834460	2023	\$3,311	\$5,129	\$8,440	\$8,196
<b>Owners:</b>	MADISON CLARA JEAN MADISON ROSIE EST OF	2022	\$3,311	\$4,262	\$7,573	\$7,451
<b>Mail:</b>	7161 ROBERT RD CENTURY, FL 32535	2021	\$3,311	\$3,463	\$6,774	\$6,774
<b>Situs:</b>	7161 ROBERT RD 32535	<b>Disclaimer</b>				
<b>Use Code:</b>	MOBILE HOME	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	CENTURY CITY LIMITS	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None
03/1999	4413	1645	\$100	WD		Legal Description 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...
03/1999	4389	30	\$100	WD		
01/1969	463	844	\$500	WD		
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

**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

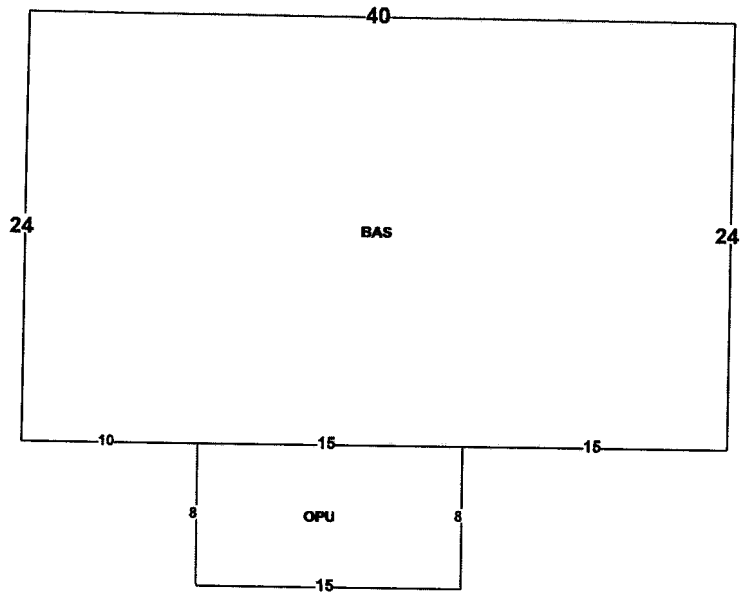
**Structural Elements**

- 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

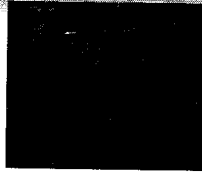
 Areas - 1080 Total SF

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.

## 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)**

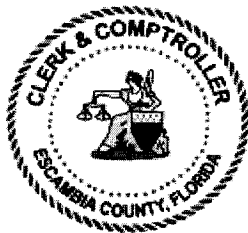
The assessment of the said property under the said certificate issued was in the name of

**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.

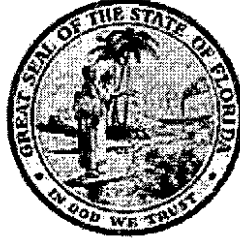
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 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	<del>\$524.40</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,449.83</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,091.23</del>

**\$1,577.23**  
~~\$2,091.23~~  
**\$1,594.23**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 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 # 2022 TD 005557  
 Redeemed Date 11/18/2024**

**Name CLARA MADISON 2435 SPYGLASS CIR PENSACOLA FL 32526**

Clerk's Total = TAXDEED	\$524.40	<del>\$1,577.23</del>
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	

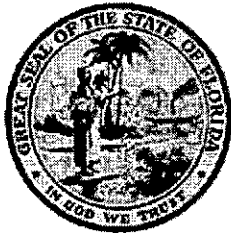
• For Office Use Only

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 11<sup>th</sup> 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.**

BOOK 463 PAGE 844

Jim Walker Corp  
P.O. Box 9138  
Tampa, Fla.  
(83604)

305  
150  
150  
5,300

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 Y 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 part Y 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 convey, and by these presents do sell, grant, bargain, sell and convey unto the said part X 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, 5W, 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 161.82' 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 Southeast 139.73' to POB, Continue SE 129.19' to a point on the North side of a proposed Street, Thence run Southwest along the Northerly

Right of Way of said St. 155.86' to a point, thence run Northwest at right angles to said St. 125' to a point, thence run Northeast

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

And the said part Y of the first part does covenant with the said part X 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 part Y 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 part Y of the first part has hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered in Our Presence:

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

State of Florida Nov 5 2 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

recognized the foregoing conveyance to be his free act and deed for the uses and purposes therein mentioned,

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

and the said \_\_\_\_\_ the wife of the said \_\_\_\_\_

before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said deed of conveyance for the purpose of reconveying, relinquishing and covering all her right, title and interest, whether of dower, curtesy, or otherwise, 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  
Marlene Breading  
My Commission Expires

FORM 30410  
THIS INSTRUMENT PREPARED BY  
JAMES W. STILES, ATTORNEY  
P. O. BOX 9138  
TAMPA, FLA.

ESCAMBIA COUNTY  
043322  
FLORIDA  
DOCUMENTARY SURTAX  
\$0.55  
STATE OF FLORIDA  
DOCUMENTARY STATE TAX  
\$0.150



(OVER)

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.

OFFICE BOOK 463 PAGE 845

Warranty Book

ABSTRACT OF DISPOSITION

TO

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

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

600  
70  
6-70

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 165.86' 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)

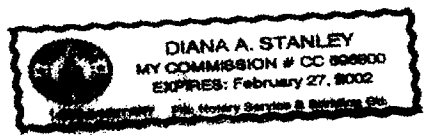
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

[ ] who is personally known to me, or  
[X] who produced the following identification: 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





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

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)*

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

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 P.O. 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 NORTHEASTERLY 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.

WRB 5/19/99

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

Diana A. Stanley  
X DIANA A. STANLEY  
Clara Jean Madison  
Witness - Signature

Joe Poarch  
Witness Signature

JOE POARCH  
(Printed Or Typed Name)

CLARA JEAN MADISON  
(Printed Or Typed Name)

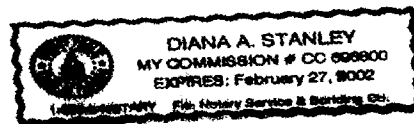
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

Affirmed before me, on 3-22-99, by ROSIE MADISON:  
[ ] who is personally known to me, or  
[X] 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.

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

Diana A. Stanley Notary Public



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

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

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

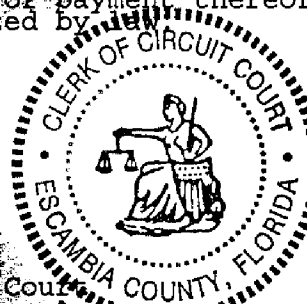
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

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

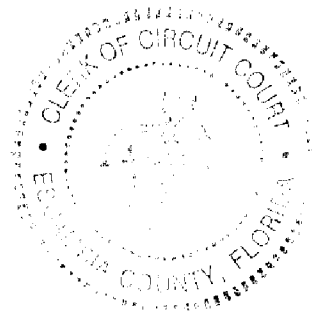


Ernie Lee Magaha  
Clerk of the Circuit Court

by *Wanda M. McBrearty*  
Wanda M. McBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by *Glorianne B. Donnelly*  
Glorianne B. Donnelly  
Deputy Clerk



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 15<sup>th</sup> day of

April, 2005.

Ernie Lee Magaha  
Escambia Court Judge

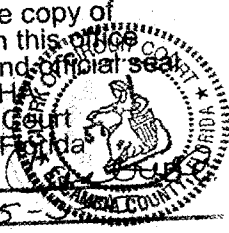
Copies to:

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: 5-3



APR 12 P 10