



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

0326-71

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429	Application date	Sep 30, 2025
Property description	WILLIAMS DEBORAH 541 CHURCH ST CENTURY, FL 32535 541 CHURCH ST 11-1813-000 BEG AT NE COR OF SEC W 2231 FT TO INTER OF 3RD ST SLY 20 FT TO S LI OF 3RD ST ALG R/W 76 FT 4 IN FOR (Full legal attached.)	Certificate #	2023 / 5710
		Date certificate issued	06/01/2023

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)
# 2023/5710	06/01/2023	256.55	12.83	269.38
# 2022/5554	06/01/2022	257.75	34.80	292.55
# 2021/5151	06/01/2021	259.21	73.87	333.08
# 2020/6569	06/01/2020	256.69	123.21	379.90
→ Part 2: Total*				1,274.91

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)
# 2025/6044	06/01/2025	172.52	6.25	10.35	189.12
# 2024/5835	06/01/2024	172.52	6.25	41.40	220.17
Part 3: Total*					409.29

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)	1,684.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	225.00
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)	2,109.20

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: _____ Escambia, Florida
Signature, Tax Collector or Designee Date October 2nd, 2025

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.	14,113.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	Date of sale <u>03/04/2026</u>

INSTRUCTIONS

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 NE COR OF SEC W 2231 FT TO INTER OF 3RD ST SLY 20 FT TO S LI OF 3RD ST ALG R/W 76 FT 4 IN FOR POB WLY PERPENDICULAR TO THIRD ST 171 FT 6 IN SLY 54 FT ELY PERPENDICULAR TO THIRD ST 162 FT 8 IN NLY ALG S R/W OF THIRD ST 54 FT TO POB ALSO BEG AT NE COR OF SEC W ALG N LI OF SEC 2231 FT TO CENTER LI OF THIRD ST SELY ALG CENTER LI OF THIRD ST 134 FT FOR POB SWLY PERPENDICULAR TO THIRD ST 180 FT SELY 50 FT NELY PERPENDICULAR TO THIRD ST 179 FT TO CENTER LI OF THIRD ST NWLY ALG CENTER LI 51 1/2 FT TO POB OR 7565 P 1901

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500663

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429,

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
11-1813-000	2023/5710	06-01-2023	BEG AT NE COR OF SEC W 2231 FT TO INTER OF 3RD ST SLY 20 FT TO S LI OF 3RD ST ALG R/W 76 FT 4 IN FOR POB WLY PERPENDICULAR TO THIRD ST 171 FT 6 IN SLY 54 FT ELY PERPENDICULAR TO THIRD ST 162 FT 8 IN NLY ALG S R/W OF THIRD ST 54 FT TO POB ALSO BEG AT NE COR OF SEC W ALG N LI OF SEC 2231 FT TO CENTER LI OF THIRD ST SELY ALG CENTER LI OF THIRD ST 134 FT FOR POB SWLY PERPENDICULAR TO THIRD ST 180 FT SELY 50 FT NELY PERPENDICULAR TO THIRD ST 179 FT TO CENTER LI OF THIRD ST NWLY ALG CENTER LI 51 1/2 FT TO POB OR 7565 P 1901

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
BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429

09-30-2025
Application Date

Applicant's signature

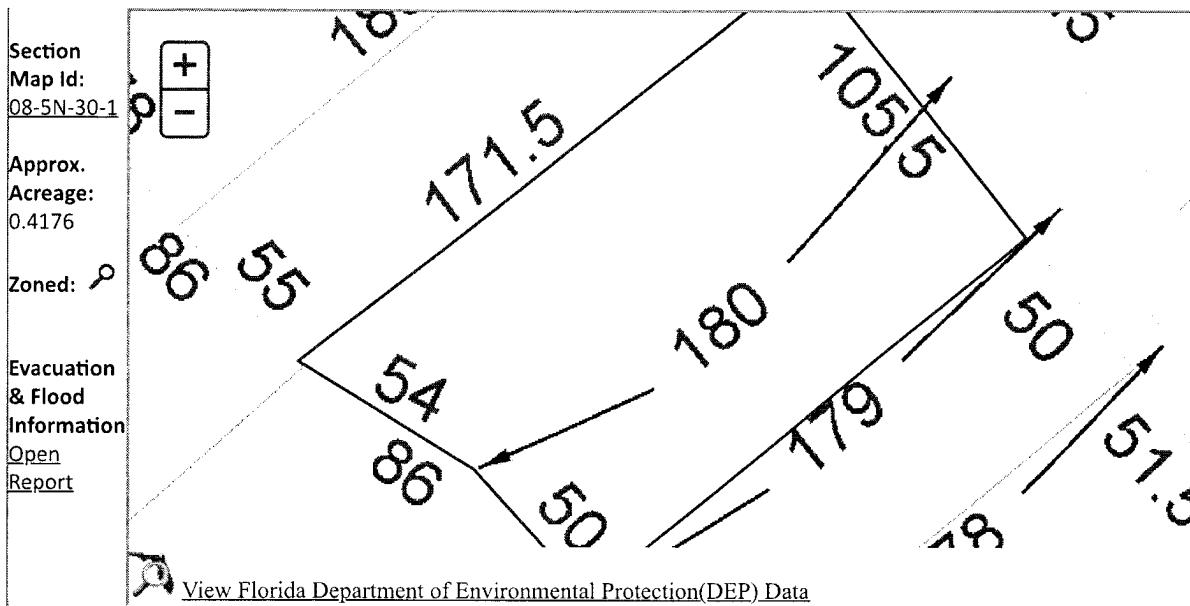


Gary "Bubba" Peters

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: 085N301101041001						Year	Land	Imprv	Total	<u>Cap Val</u>
Account: 111813000						2025	\$3,150	\$74,587	\$77,737	\$29,044
Owners: WILLIAMS DEBORAH						2024	\$3,150	\$72,229	\$75,379	\$28,226
Mail: 541 CHURCH ST CENTURY, FL 32535						2023	\$4,284	\$68,372	\$72,656	\$27,404
Situs: 541 CHURCH ST 32535						Open TRIM Notice				
Use Code: SINGLE FAMILY RESID						Tax Estimator				
Taxing Authority: CENTURY CITY LIMITS						Change of Address				
Tax Inquiry: Open Tax Inquiry Window						File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Report Storm Damage				
Sales Data Type List:						2025 Certified Roll Exemptions				
Sale Date Book Page Value Type Multi Parcel Records						HOMESTEAD EXEMPTION,SENIOR EXEMPTION,TOTAL & PERMANENT				
12/13/2016	7641	654	\$10,000	QC	N					
12/01/2016	7630	147	\$100	CJ	N					
12/01/2016	7630	102	\$100	CJ	N					
07/21/2016	7565	1901	\$31,000	QC	N					
08/16/2013	7061	1518	\$100	OT	N					
04/04/2013	7026	11	\$100	QC	N					
10/2006	6154	1051	\$20,000	QC	Y					
07/2006	6014	503	\$100	QC	Y					
04/2003	5142	605	\$7,500	QC	N					
08/1997	4158	1036	\$100	WD	N					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										
Parcel Information						Launch Interactive Map				



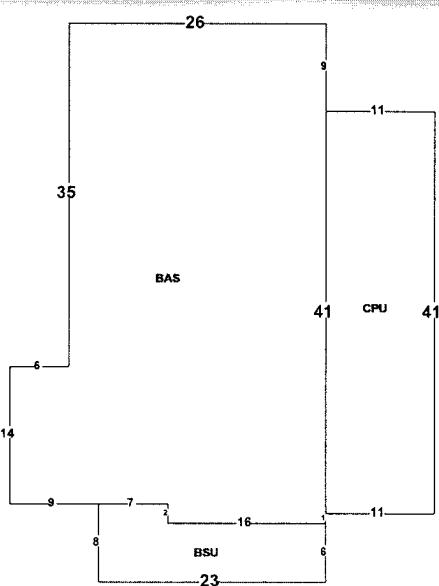
Address: 541 CHURCH ST, Improvement Type: SINGLE FAMILY, Year Built: 1907, Effective Year: 1970, PA Building ID#: 5806

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1993 Total SF

BASE AREA - 1390
BASE SEMI UNF - 152
CARPORT UNF - 451



Images



4/25/2022 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 **BEAMIF A LLC** holder of **Tax Certificate No. 05710**, issued the **1st day of June, A.D., 2023** 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 NE COR OF SEC W 2231 FT TO INTER OF 3RD ST SLY 20 FT TO S LI OF 3RD ST ALG R/W 76 FT 4 IN FOR POB WLY PERPENDICULAR TO THIRD ST 171 FT 6 IN SLY 54 FT ELY PERPENDICULAR TO THIRD ST 162 FT 8 IN NLY ALG S R/W OF THIRD ST 54 FT TO POB ALSO BEG AT NE COR OF SEC W ALG N LI OF SEC 2231 FT TO CENTER LI OF THIRD ST SELY ALG CENTER LI OF THIRD ST 134 FT FOR POB SWLY PERPENDICULAR TO THIRD ST 180 FT SELY 50 FT NELY PERPENDICULAR TO THIRD ST 179 FT TO CENTER LI OF THIRD ST NWLY ALG CENTER LI 51 1/2 FT TO POB OR 7565 P 1901

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111813000 (0326-71)

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

DEBORAH WILLIAMS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first Wednesday in the month of March, which is the 4th day of March 2026.**

Dated this 6th day of October 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

**PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 11-1813-000 CERTIFICATE #: 2023-5710

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 encumber the title to said land as listed on page 2 herein.

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.

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 any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 17, 2005 to and including December 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: December 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 18, 2025
Tax Account #: **11-1813-000**

- 1. The Grantee(s) of the last deed(s) of record is/are: **DEBORAH WILLIAMS AND ANN C. BROOKS**
By Virtue of Quit Claim Deed recorded 7/29/2016 in OR 7565/1901 and Quitclaim Deed recorded 12/21/2016 - OR 7641/654**
- 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. Mortgage in favor of A C. Brooks recorded 7/29/2016 – OR 7565/1902**
- 4. Taxes:**

Taxes for the year(s) 2019-2024 are delinquent.

Tax Account #: 11-1813-000

Assessed Value: \$29,044.00

Exemptions: HOMESTEAD EXEMPTION, SENIOR EXEMPTION, TOTAL & PERMANENT

- 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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: MAR 3, 2026

TAX ACCOUNT #: 11-1813-000

CERTIFICATE #: 2023-5710

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

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2025 tax year.

**ANN C BROOKS AND
DEBORAH WILLIAMS
541 CHURCH ST
CENTURY, FL 32535**

**ANN C BROOKS
9302 N CENTURY BLVD
CENTURY, FL 32535**

Certified and delivered to Escambia County Tax Collector, this 18th day of December 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

December 18, 2025
Tax Account #:11-1813-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF SEC W 2231 FT TO INTER OF 3RD ST SLY 20 FT TO S LI OF 3RD ST ALG
R/W 76 FT 4 IN FOR POB WLY PERPENDICULAR TO THIRD ST 171 FT 6 IN SLY 54 FT ELY
PERPENDICULAR TO THIRD ST 162 FT 8 IN NLY ALG S R/W OF THIRD ST 54 FT TO POB ALSO
BEG AT NE COR OF SEC W ALG N LI OF SEC 2231 FT TO CENTER LI OF THIRD ST SELY ALG
CENTER LI OF THIRD ST 134 FT FOR POB SWLY PERPENDICULAR TO THIRD ST 180 FT
SELY 50 FT NELY PERPENDICULAR TO THIRD ST 179 FT TO CENTER LI OF THIRD ST NWLY
ALG CENTER LI 51 1/2 FT TO POB OR 7565 P 1901**

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-1813-000(0326-71)

Recorded in Public Records 07/29/2016 at 11:35 AM OR Book 7565 Page 1901,
 Instrument #2016058186, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$217.00

QUIT CLAIM DEED

This Quit Claim Deed, made the 21st day of July 2016, by ANN C. BROOKS, an unmarried woman, whose address is 9302 N Century Blvd., Century, FL 32535, hereinafter called the Grantor, to DEBORAH WILLIAMS, an unmarried woman, whose address is 541 Church St., Century, FL 32535, hereinafter called the Grantee. The Grantor, for and in consideration of the sum of \$10 and other favorable consideration, as evidenced by Mortgage dated this 21st day of July 2016, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in Escambia County, State of Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To have and to hold, the same in fee simple forever. The Grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

The legal description of the real estate is as follows:

Parcel No. 1:

Begin at the NE corner of Section 8: thence West with the North section line 2231 feet to the point where the section line intersects the centerline of Third Street; thence 20 feet Southerly to the South right-of-way line of Third Street; thence along the South right-of-way line of Third Street 76 feet 4" to the North Corner and point of beginning; thence westerly approximately perpendicular to Third Street 171 feet 6" to the West Corner; thence southerly 54 feet to the South corner thence Easterly approximately perpendicular to Third Street 162 feet 8" to the East corner; thence northerly along South right-of-way line of Third Street 54 feet to North corner and point of beginning of said lot. All being in Section 8, Township 5 North, Range 30 West, Escambia County, Florida.

Parcel No. 2:

Begin at the Northeast corner of Section 8, Township 5 North, Range 30 West, thence West with the North Section line 2231 feet to a point where said line intersects with center line of Third Street; thence Southeast with the center line of Third Street 134 feet to a point in the center of Third Street hereinafter designated as Point A and which point is the North corner of the lot being described; thence Southwest perpendicular to Third Street 180 feet to the West corner of the fence, then Southeasterly with the fence line 50 feet to the South corner; thence Northeasterly perpendicular to Third Street 179 feet to the center line of Third Street and the East corner; thence Northwesterly with the center line of Third Street 51.5 feet to the point of beginning of this lot, all being in Section 8, Township 5 North, Range 30 West, Escambia County, Florida.

Property Address is: 541 Church Street, Century, FL 32535

In Witness whereof, the said Grantor has set his hand and seal on this 21st day of July 2016.

Signed, sealed, and delivered in our presence:

Deborah F. Nickles
 Print Witness name: Deborah F. Nickles

Leslie Gonzalez
 Print Witness name: Leslie Gonzalez

Ann C. Brooks
 Ann C. Brooks

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of July 2016, by Ann C. Brooks, who is personally known to me.

Deborah F. Nickles
 Notary Public

Prepared by:
 Ann C. Brooks
 9302 N Century Blvd.
 Century, FL 32535

Deborah F. Nickles
 Notary Public
 State of Florida
 My Commission Expires 11/13/2017
 Commission No. PF46774

Recorded in Public Records 07/29/2016 at 11:35 AM OR Book 7565 Page 1902,
 Instrument #2016058187, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$18.50 MTG Stamps \$108.50 Int. Tax \$62.00

MORTGAGE

State of Florida
County of Escambia

Deborah Williams, a single woman, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from Ann C. Brooks, a single woman, hereinafter called Mortgagee, hereby on the 28th day of July 2016, mortgages to the Mortgagee the real property in Escambia County, Florida, described as:

Parcel No. 1:

Begin at the NE corner of Section 8: thence West with the North section line 2231 feet to the point where the section line intersects the centerline of Third Street; thence 20 feet Southerly to the South right-of-way line of Third Street; thence along the South right-of-way line of Third Street 76 feet 4" to the North Corner and point of beginning; thence westerly approximately perpendicular to Third Street 171 feet 6" to the West Corner; thence southerly 54 feet to the South corner thence Easterly approximately perpendicular to Third Street 162 feet 8" to the East corner; thence northerly along South right-of-way line of Third Street 54 feet to North corner and point of beginning of said lot. All being in Section 8, Township 5 North, Range 30 West, Escambia County, Florida.

Parcel No. 2:

Begin at the Northeast corner of Section 8, Township 5 North, Range 30 West, thence West with the North Section line 2231 feet to a point where said line intersects with center line of Third Street; thence Southeast with the center line of Third Street 134 feet to a point in the center of Third Street hereinafter designated as Point A and which point is the North corner of the lot being described; thence Southwest perpendicular to Third Street 180 feet to the West corner of the fence, then Southeasterly with the fence line 50 feet to the South corner; thence Northeasterly perpendicular to Third Street 179 feet to the center line of Third Street and the East corner; thence Northwesterly with the center line of Third Street 51.5 feet to the point of beginning of this lot, all being in Section 8, Township 5 North, Range 30 West, Escambia County, Florida.

Property Address is: 541 Church Street, Century, FL 32535

As security for the payment of the following:

One (1) Promissory Note in the original principal sum of \$31,000 to be increased by the cost of recording the deed, mortgage, and promissory note paid by the Mortgagee, together with interest on the unpaid balance at eight (8%) per annum, principal and interest payable in monthly instalments of \$475.00 each, principal and interest included, beginning on the 5th day of December 2015, and continuing until paid in full. A penalty of \$25.00 will be assessed against the maker in the event that any installment is not received within five days of its due date, assessed on the 11th day of the month. An additional penalty of \$5.00 per day shall be assessed on the 12th day of the month and each day thereafter that the payment is late.

AND Mortgagor mortgages hereby all title hereinafter acquired as well as title heretofore acquired and does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and Mortgagor further agrees:

- 1. To make all payments required by the note and this mortgage promptly when due.
- 2. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate two percent (2%) higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
- 3. To keep all buildings now or hereafter present on that land insured for the full insurable value thereof against fire, lightning and windstorm. Upon failure of the Mortgagor to maintain such insurance, the Mortgagee may elect to do so, and any sums so expended by the Mortgagee, with interest at a rate two percent (2%) higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this Mortgage.
- 4. To pay all expenses reasonably incurred by the Mortgagee because of failure of the Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorneys' fees through all appeals. The cost thereof, with interest thereon from the date of

payment at a rate two percent (2%) higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall also be secured by this mortgage.

5. That if default be made in the payment of any installment of principal or interest or any part thereof, and such default is not cured within ten (10) days of the date on which such payment is due, or if failure be made to perform any of the covenants or agreements contained in this mortgage other than a failure to pay principal and interest when due, and such default is not cured within fifteen (15) days after the Mortgagee gives notice of such default, then at the option of the Mortgagee, the principal sum remaining unpaid with accrued interest shall at once become due and collectible without notice, and this mortgage shall at once become foreclosable upon the exercise of said option, time being of the essence of this contract, and said principal sum and said accrued interest shall bear interest at a rate two percent (2%) higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, from such time until paid.

6. If all or any part of the above-described property is sold, leased, or transferred by the Mortgagor without the prior written consent of the Mortgagee, the Mortgagee may, at the Mortgagee's option declare all sums secured by this mortgage to be immediately due and payable.

7. Mortgagee shall have reasonable access to the mortgaged property for the purpose of determining whether Mortgagor has complied with the obligations of Mortgagor under this mortgage, and for the purpose of exercising any rights of Mortgagee under this mortgage.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered

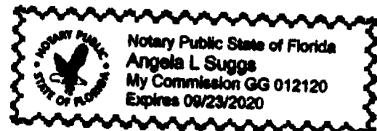
In the presence of:

Samella Myles
Print: Samella Myles
Kristina Wood
Print: Kristina Wood

Deborah Williams
Deborah Williams

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 28th day of July, 2016, by Deborah Williams, who is personally known to me or produced JMA as identification.



Angela L. Suggs
Notary Public - State of Florida

This instrument prepared by:
Ann C. Brooks
9302 N Century Blvd

Century, FL 32535

Recorded in Public Records 12/21/2016 10:18 AM OR Book 7641 Page 654,
Instrument #2016097748, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$70.00

This Instrument Prepared by:
John Glassman, Esquire
Florida Bar No.: 775630
1127 North Palafox Street
Pensacola, Florida 32501
jg@glassmanfirm.com
Office: (850) 434-0663

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **WILLARD E. MCCURRY**, a single man; for and in consideration of Ten and no Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do remise, release, convey and quitclaim unto **ANN C. BROOKS**, a single woman, her executors, administrators, successors and assigns, forever all right, title, and interest unto the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Begin at the NE corner of Section 8: thence West with the North section line 2231 feet to the point where the section line intersects the centerline of Third Street; thence 20 feet Southerly to the South right-of-way line of Third Street; thence along the South right-of-way line of Third Street 76 feet 4" to the North Corner and point of beginning; thence westerly approximately perpendicular to Third Street 171 feet 6" to the West Corner; thence southerly 54 feet to the South corner thence Easterly approximately perpendicular to Third Street 162 feet 8" to the East corner; thence northerly along South right-of-way line of Third Street 54 feet to North corner and point of beginning of said lot. All being in Section 8, Township 5 North, Range 30 West, Escambia County, Florida.

Begin at the Northeast corner of Section 8, Township 5 North, Range 30 West, thence West with the North Section line 2231 feet to a point where said line intersects with center line of Third Street; thence Southeast with the center line of Third Street 134 feet to a point in the center of Third Street hereinafter designated as Point A and which point is the North corner of the lot being described; thence Southwest perpendicular to Third Street 180 feet to the West corner of the fence, then Southeasterly with the fence line 50 feet to the South corner; thence Northeasterly perpendicular to Third Street 179 feet to the center line of Third Street and the East corner; thence Northwesterly with the center line of Third Street 51.5 feet to the point of beginning of this lot, all being in Section 8, Township 5.

(This deed was prepared at the request of the grantor and grantee, without the benefit of a title search, and with no warranties, express or implied.)

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To have and to hold unto the said Grantees, their heirs, successors and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF the Grantor has set his hand and seal on this 13 day of December, 2016.

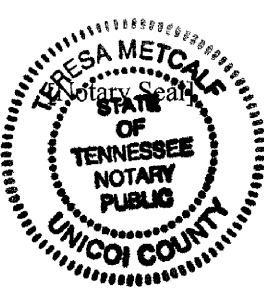
Signed, sealed and delivered in our presence of the following witnesses:

Willard E. McCurry
WILLARD E. McCURRY
Date: 12-13-16

Doreen Parkey
Printed Name: Doreen Parkey
Desiree Seurmel
Printed Name: Desiree Seurmel

STATE OF TENNESSEE:
COUNTY OF UNICOI:

The foregoing instrument was acknowledged before me on this 13 day of December, 2016, by WILLARD E. McCURRY, who is personally known to me, or who produced TN DR 067701381, as identification.



Teresa Metcalfe
Notary Public