20080709000276670 1/4 \$101.00 Shelby Cnty Judge of Probate, AL 07/09/2008 08:15:39AM FILED/CERT

Send Tax Notice To: Ronald & Lucille Ducarpe 1021 Eagle Crest Circle Birmingham, AL 35242 This Instrument Prepared By: Martin, Rawson & Woosley, P.C. #2 Metroplex Drive, Suite 102 Birmingham, Alabama 35209

STATE OF ALABAMA)	
		WARRANTY DEED
COUNTY OF JEFFERSON)	

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred and Five Thousand and 00/100 Dollars (\$405,000.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, JAMES ARMSTRONG AND BARBARA W. ARMSTRONG, husband and wife, ("Grantors") do hereby grant, bargain, sell and convey unto RONALD V. DUCARPE, SR. AND LUCILLE R. DUCARPE ("Grantee"), and its successors and assigns, the real estate described on Exhibit A attached hereto, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto.

Please see Exhibit "A" attached hereto:

This conveyance is subject to matters shown in the title policy accepted by Grantee.

\$324,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantors do for themselves, and for the successors and assigns of Grantors covenant with the said Grantee, and the successors and assigns of Grantee, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors and administrators of Grantors shall warrant and defend the same to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal this day of , 200 .
"GRANTOR:")
[SEAL]
James Armstrong
ROLL MARIE STATE
Barbara W. Armstrong [SEAL]
STATE OF Wisconsen)
COUNTY OF Melwankee;
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Armstrong , a married man, whose name is signed to the foregoing instrument, and who is known to me acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date for and in his capacity as aforesaid. Given under my hand and official seal this
Patricia K. Slawey
Notary Public
My Commission Expires: 7 7eb-10
STATE OF <u>Alabame</u>) :
COUNTY OF Shelley ;
L the undersioned a Neteric Dublic in and for said County in said State hereby, contify that Donbons
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barbara W. Armstrong, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date for and in his capacity as aforesaid. Given under my hand and official seal this 12 day of 1000 day.
Linda Bail aske Notary Public
My Commission Expires: 08/23/2010

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ACKNOWLEDGMENT

STATE OF

Wisconsin

SS

COUNTY OF Milwaukee

I, the undersigned a Notary Public in and for said County and State, hereby certify that James Armstrong,
a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the instrument, he executed the same
voluntarily on the day the same bears date for and in his capacity as aforesaid. Given under my hand and
official seal this Malay of Mund, 2008.

, Notary Public

MY COMMISSION EXPIRES:

077eb10

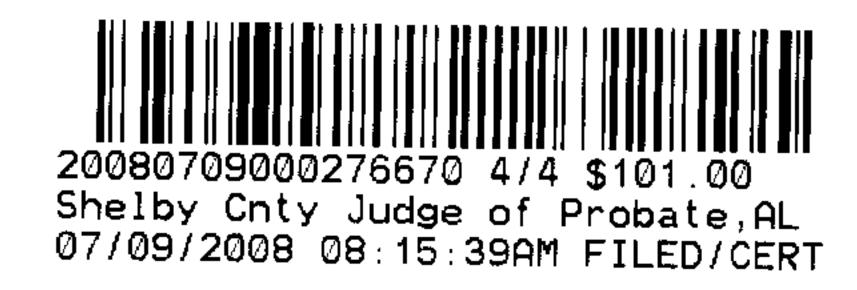


Exhibit "A"

Lot 910, according to the Map and Survey of Eagle Point, 9th Sector, recorded in Map Book 22, page 102, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 07/09/2008 State of Alabama

Deed Tax:\$81.00