

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Leslie Patterson DiMaggio  
1408 Sutherland Pl  
Birmingham, AL 35242-6080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 (614,900.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

**James B. Nonnengard, a married man**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Leslie Patterson DiMaggio and Jon-david DiMaggio**

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

**Lot 824, according to the Survey of Greystone Legacy, 8th Sector, Phase II as recorded in Map Book 31, Page 54 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama and recorded in Map Book 209, Page 80, in the Office of the Judge of Probate of Jefferson County, Alabama; being situated in Jefferson County, Alabama**

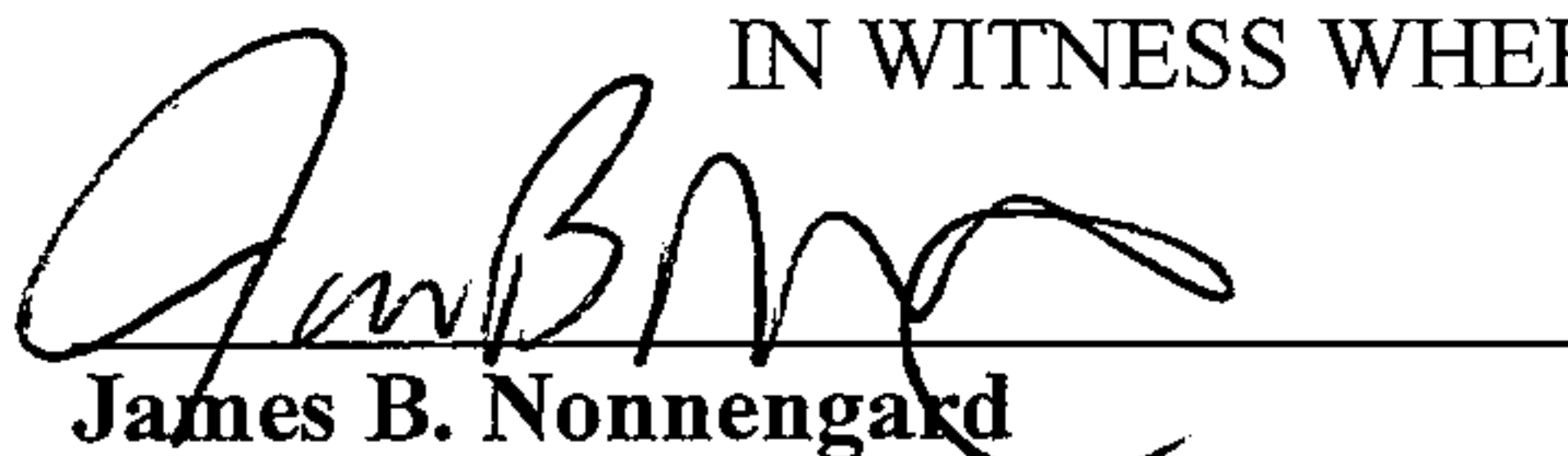
**\$491,920.00** of the proceeds come from a mortgage recorded simultaneously herewith.  
The property described above and conveyed herein is not the homestead of the grantor or her spouse.

Subject to:       (1)     2020 ad valorem taxes not yet due and payable;  
                      (2)     all mineral and mining rights not owned by the Grantor; and  
                      (3)     all easements, rights-of-way, restrictions, covenants and  
                                  encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 31st day of March, 2020

  
James B. Nonnengard

STATE OF ALABAMA

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James B. Nonnengard  
 Mailing Address 1408 Sutherland Pl  
Birmingham, AL 35242-6080

Property Address 1408 Sutherland Pl  
Birmingham, AL 35242-6080

Grantee's Name Leslie Patterson DiMaggio and Jon-  
david DiMaggio  
 Mailing Address 715 Barberry Trail  
Fox River Grove, IL 60021

Date of Sale March 31, 2020  
 Total Purchase Price \$614,900.00

Or  
 Actual Value \$

Or  
 Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/15/2020 11:41:42 AM  
 \$148.00 CHERRY  
 20200415000146900

*Allen S. Byrd*

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract

☐ Appraisal  
☐ Other:

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,  
 the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property  
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is  
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on  
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being  
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being  
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
 current use valuation, of the property as determined by the local official charged with the responsibility of  
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of  
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and  
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-31-2020

Print

*David G. G. G.*

☐ Unattested

Sign