

Send Tax Notice to:  
Charlotte G. Witt and Mose W. Witt  
4237 Roy Ford Circle  
Birmingham, AL 35244

This Instrument Prepared By:  
**Robert McNearney**  
**2345 Moody Parkway**  
**Unit 206**  
**Moody, AL 35004**

File: MDY-25-519

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SEVEN HUNDRED FIFTEEN THOUSAND AND 00/100 (\$715,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **William Wade Cooch and Holly Mason Cooch, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is  
**3635 Village Center lane, Hoover, AL 35226**

by **Charlotte G. Witt and Mose W. Witt (herein referred to as "Grantee," whether one or more),** whose mailing address is  
**4237 Roy Ford Circle, Birmingham, AL 35244**

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **4237 Roy Ford Circle, Birmingham, AL 35244,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.


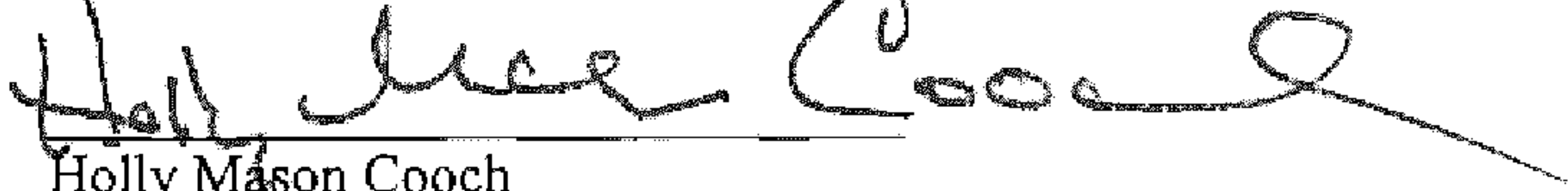
MINING AND MINERAL RIGHTS EXCEPTED.

**\$641,181.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of February, 2025.

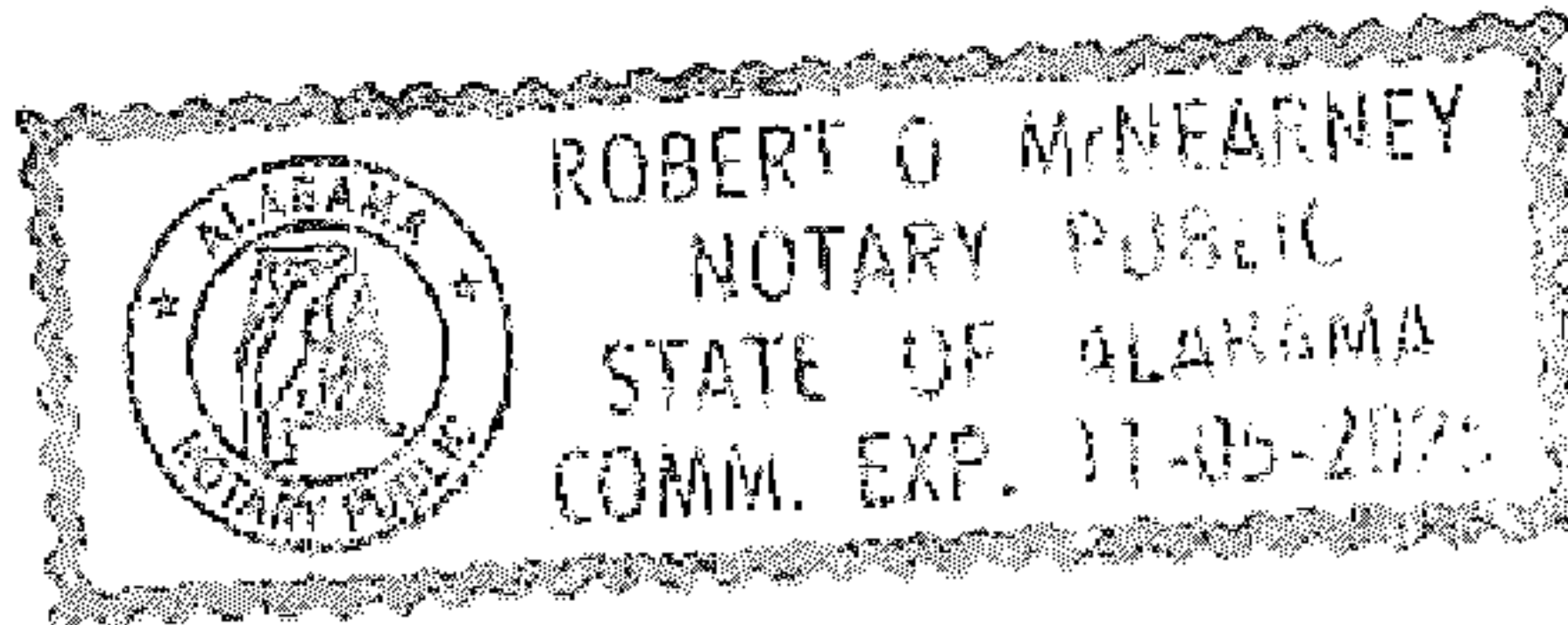
  
William Wade Cooch  
  
Holly Mason Cooch

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that William Wade Cooch and Holly Mason Cooch whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 2025.

  
Notary Public  
My Commission Expires.



**EXHIBIT A**

Property 1:

Lot 337, according to the Survey of Lake Wilborn, Phase Three, as recorded in Map Book 49. Pace 97, A&B, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/04/2025 09:22:01 AM**  
**\$102.00 BRITTANI**  
**20250304000063790**  
General Warranty Deed - JTROS (AL)

*Allen S. Bayl*