

Prepared by:  
Cassy Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Eric M Langswager  
Tasha C Langswager  
167 Red Bay Dr.  
Maylene, AL 35114

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty Nine Thousand Dollars and No Cents (\$349,000.00), the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**C & E Real Estate, LLC, an Alabama Limited Liability Company, whose mailing address is:**

**1139 Riverchase Pkwy. W, Hoover, AL 35244**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Eric M Langswager and Tasha C Langswager, whose mailing address is: 825 Burning Tree Trail, Alabaster, AL 35007**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 167 Red Bay Dr., Maylene, AL 35114** to-wit:

Lot 41, according to the Survey of Lake Forest Sixth Sector, as recorded in Map Book 36, Page 35-A and 35-B, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$279,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their 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 the 7th day of September, 2018.

C & E REAL ESTATE, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

  
Mark A. Edmonson  
Managing Member

  
Jayson A. Cox  
Managing Member



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
09/17/2018 11:11:23 AM  
\$85.00 JESSICA  
20180917000332070

*Alvin S. Boyd*

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Mark A. Edmonson and Jayson A. Cox, Managing Members for C & E Real Estate, LLC, an Alabama Limited Liability Company, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily with full authority on the day the same bears date for said limited liability company.

Given under my hand and official seal this the 7th day of September, 2018.

  
Notary Public, State of Alabama

Cassy Dailey

Printed Name of Notary

My Commission Expires: 5/17/22

