



20250404000101300 1/6 \$209.00
Shelby Cnty Judge of Probate, AL
04/04/2025 10:05:44 AM FILED/CERT

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Jessica S. Grover, Esq.
MAYNARD NEXSEN P.C.
1901 Sixth Avenue North
Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICES TO:
Wilfred Rupert Bodden, III
2009 Woodsorrel Drive
Hoover, Alabama 35244

PERSONAL REPRESENTATIVE’S DEED

THIS DEED IS BEING FILED FOR THE PURPOSE OF CLARIFYING TITLE TO THE
PROPERTY AS DIRECTED BY THE LAST WILL AND TESTAMENT OF ELIZABETH
BURKE BODDEN

STATE OF ALABAMA
COUNTY OF JEFFERSON

WHEREAS, Elizabeth Burke Bodden was the sole Grantee in that certain deed dated April
2, 1998 and recorded in Instrument #1998-12584 in the Probate Court of Shelby County, Alabama.
Elizabeth Burke Bodden died on July 16, 2024 (the “Decedent”);

WHEREAS, on August 27, 2024, the Last Will and Testament of the Decedent was
admitted to probate in the Probate Court of Shelby County, Alabama, in Case No. PR-2024-001021
(the “Will”); and

WHEREAS, on August 27, 2024 Wilfred Rupert Bodden, III (“Personal Representative”)
was duly appointed as Personal Representative of Decedent’s estate under Letters Testamentary
issued by the Probate Court of Shelby County, Alabama, in Case No. PR-2024-001021; and

WHEREAS, Item Four of the Will disposes of the Decedent’s residuary estate, including
the Property (as hereinafter defined), to a Family Trust for the benefit of the Decedent’s children;
and

WHEREAS, the Decedent was survived by her three (3) children, namely Wilfred Rupert
Bodden, III, Jean Christie Bodden Haffner and Frances Elizabeth Bodden Woodruff, and no other
children, living or deceased; and

WHEREAS, each of Wilfred Rupert Bodden, III, Jean Christie Bodden Haffner and
Frances Elizabeth Bodden Woodruff desire to exercise their right to demand payment of their
entire respective shares free of trust and have entered into a separate agreement confirming that all
applicable parties have agreed that the trusts for each of Wilfred Rupert Bodden, III, Jean Christie
Bodden Haffner and Frances Elizabeth Bodden Woodruff may be bypassed and the share of each
child may be distributed to him or her, outright, free of trust;

WHEREAS, Jean Christie Bodden Haffner and Frances Elizabeth Bodden Woodruff in
consideration of other exchanges of inheritance between said siblings, desire by this instrument to
transfer and convey all their right, title and interest in and to the Property to their brother, Wilfred
Rupert Bodden, III.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That in
consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the
undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged,
WILFRED RUPERT BODDEN, III, as Personal Representative of the Estate of Elizabeth Burke
Bodden, deceased, **JEAN CHRISTIE BODDEN HAFFNER**, a married woman, in her
individual capacity as a beneficiary under the Will of the Decedent, and **FRANCES
ELIZABETH BODDEN WOODRUFF**, a married woman, in her individual capacity as a
beneficiary under the Will of the Decedent (herein collectively referred to as GRANTORS), do
hereby grant, bargain, sell and convey to **WILFRED RUPERT BODDEN, III** (herein referred

Shelby County, AL 04/04/2025
State of Alabama
Deed Tax: \$170.00



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to as GRANTEE), that certain real estate situated in Shelby County, Alabama, and being further described on Exhibit A attached hereto and made a part hereof (hereinafter, the "Property").

SUBJECT TO all ad valorem taxes currently due or owing; all easements, reservations, restrictions and rights of ways appearing of record in the Probate Office of Shelby County, Alabama; any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on or under said Property; and any deficiencies in quantity or land, boundary lines, overlaps or other matters which would be disclosed by an accurate and up-to-date survey of the Property.

This deed was prepared with information supplied by the Grantors herein without the benefit of a title search being performed on the subject Property; therefore preparer makes no certification as to the status of title.

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

The information below is being provided in accordance with *Code of Alabama 1975, Section 40-22-1*:

Grantor's Name: Wilfred Rupert Bodden, III, as Personal Representative of the Estate of the deceased, Jean Christie Bodden Haffner and Frances Elizabeth Bodden Woodruff

Mailing Address: 2009 Woodsorrel Drive
Hoover, Alabama 35244

Grantee's Name: Wilfred Rupert Bodden, III

Mailing Address: 2009 Woodsorrel Drive
Hoover, Alabama 35244

Property Address: 345 Tangled Way, Shelby, Alabama 35143

Value: \$254,700 (2/3) 169,800

The actual value claimed can be verified by: Tax Assessor's Value

This instrument is executed without warranty or representation of any kind on the part of the Grantors, express or implied, except that there are no liens or encumbrances outstanding against the Property which were created by Grantors and not specifically excepted herein.

-Remainder of page intentionally left blank-



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IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date stated in the acknowledgment below to be effective as of this 1st day of April, 2025.

WILFRED RUPERT BODDEN, III, as
Personal Representative of the Estate of
Elizabeth Burke Bodden, deceased

STATE OF ALABAMA
COUNTY OF JEFFERSON

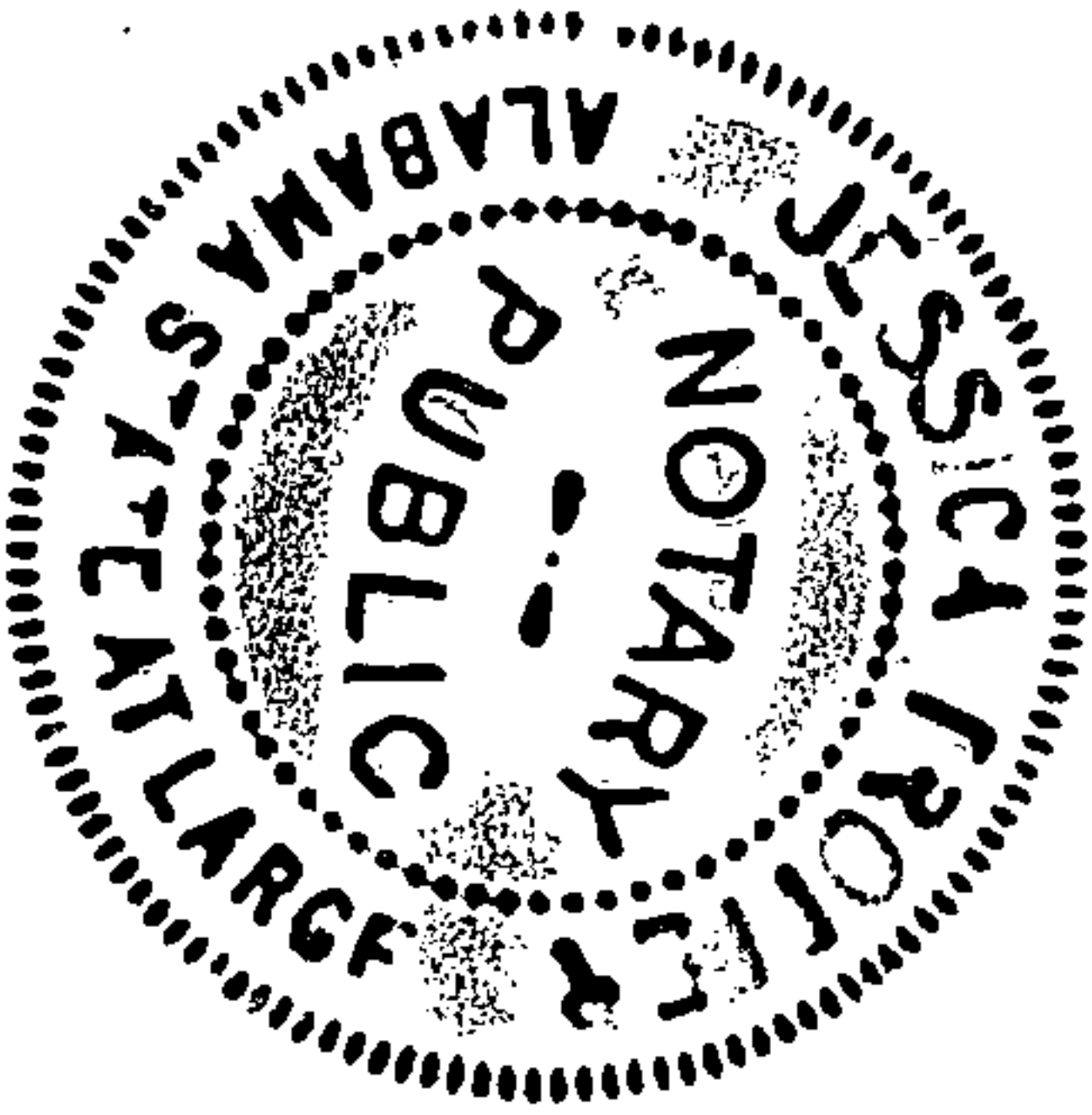
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilfred Rupert Bodden, III, whose name as Personal Representative of the Estate of Elizabeth Burke Bodden, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he, in his capacity as said Personal Representative, executed the same voluntarily on the day the same bears date.

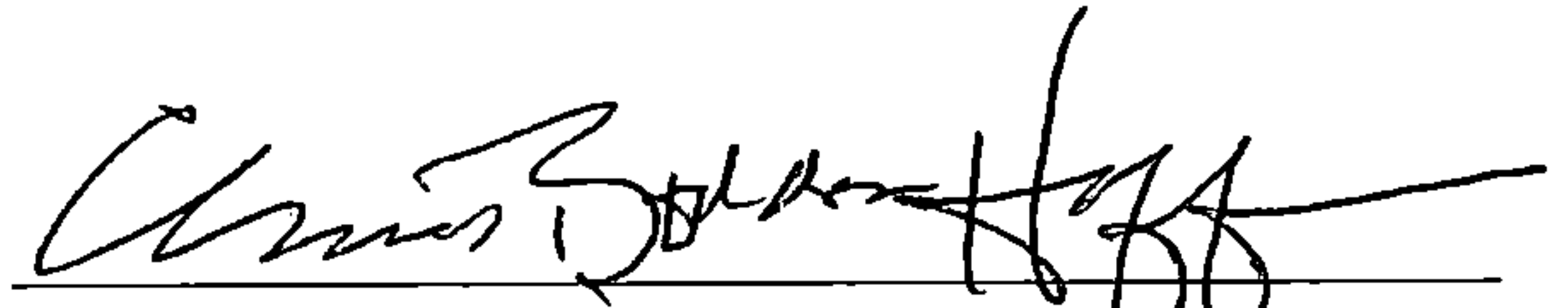
Given under my hand and official seal this 1 day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 5/11/25

[SEAL]





JEAN CHRISTIE BODDEN HAFFNER,
individually, as a beneficiary under the Will
of Elizabeth Burke Bodden, deceased

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean Christie Bodden Haffner, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of April, 2025.



NOTARY PUBLIC
My Commission Expires: 5/11/25

[SEAL]






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FRANCES ELIZABETH BODDEN
WOODRUFF, individually, as a beneficiary
under the Will of Elizabeth Burke Bodden,
deceased

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Elizabeth Bodden Woodruff, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of April, 2025.


NOTARY PUBLIC
My Commission Expires: 5/11/25

[SEAL]



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Exhibit A

Legal Description

Lot 171, according to the survey of Alabama Power Company Recreational Cottage Site Sector 7 as recorded in Map Book 23, page 28, in the Probate Office of Shelby County, Alabama.