

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 and  
Maria K. Bodden  
2009 Woodsorrel Drive  
Hoover, Alabama 35244

### STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF JEFFERSON

THIS IS A STATUTORY WARRANTY DEED executed and delivered this \_\_\_\_ day of \_\_\_\_\_, 2025, by **WILFRED RUPERT BODDEN, III**, a married man, (hereinafter referred to as the "Grantor"), to **WILFRED RUPERT BODDEN, III** and **MARIA K. BODDEN**, a married couple (hereinafter referred to as the "Grantees"), as joint tenants with right of survivorship.

**WHEREAS**, on April 1, 2025, the Subject Property was conveyed by Personal Representative's Deed by Wilfred Rupert Bodden, III, as Personal Representative of the Estate of Elizabeth Burke Bodden, deceased, to Wilfred Rupert Bodden, III and was recorded on April 4th, 2025 with the Judge of Probate of Shelby County, Alabama as Instrument No. 20250404000101300;

**WHEREAS**, the Grantor desires through this conveyance to transfer his undivided interest in the real property described herein to Grantees; and

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantees his interest in and to the Subject Property, situated in Shelby County, Alabama, to-wit:

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.

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.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantees, and to their heirs, successors, executors, administrators, and assigns forever.

And said Grantor hereby covenants and agrees with said Grantees, their heirs, executors, administrators and assigns, that he will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

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.

Shelby County, AL 04/04/2025  
State of Alabama  
Deed Tax:\$127.50



20250404000101310 2/3 \$155.50  
Shelby Cnty Judge of Probate, AL  
04/04/2025 10:05:45 AM FILED/CERT

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantees, **WILFRED RUPERT BODDEN, III** and **MARIA K. BODDEN**.

**THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.**

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

Grantor's Name: Wilfred Rupert Bodden, III

Mailing Address: 2009 Woodsorrel Drive  
Hoover, Alabama 35244

Grantee's Name: Wilfred Rupert Bodden, III and Maria K. Bodden

Mailing Address: 2009 Woodsorrel Drive  
Hoover, Alabama 35244

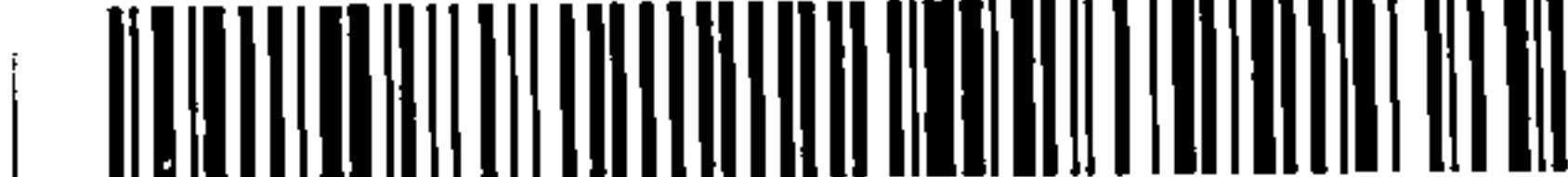
Property Address: 345 Tangled Way, Shelby, Alabama 35143  
Value: \$127,350 (one-half of total value of \$254,700)

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

-Remainder of page intentionally left blank-

IN WITNESS WHEREOF, the Grantor has set his hand and seal, this 1<sup>st</sup> day of April, 2025.

*Wilfred Rupert Bodden III*  
WILFRED RUPERT BODDEN, III



20250404000101310 3/3 \$155.50  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said County in said State, hereby certify that WILFRED RUPERT BODDEN, III, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of April, 2025.

*Jessica S. Grover*  
Notary Public  
My Commission Expires: 5/11/25

THIS INSTRUMENT PREPARED BY:

Jessica S. Grover, Esq.  
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