

STATE OF SOUTH CAROLINA )

COUNTY OF RICHLAND )

IN THE MATTER OF: )  
RUTH WINDHAM SMITH )  
(Decedent) )

IN THE PROBATE COURT

**DEED OF DISTRIBUTION  
(Real Property Only)  
NOT A WARRANTY DEED**

CASE NUMBER: 2014-ES40-00560

*County where property is located If not above County:*

The undersigned states as follows:

Decedent died on JANUARY 12, 2014; and probate of the Estate is being administered in the Probate Court for RICHLAND County, South Carolina, in File #2014-ES40-00560.

I/We was/were appointed Personal Representative (s) on APRIL 11, 2014.

Decedent owned real property described as follows:

Tax Map Number: R22802-01-11

Street/Property Address: 9814 TWO NOTCH ROAD

Legal Description: SEE EXHIBIT "A" ATTACHED

TAX ASSESSOR NOTE DECEDENT OWNS A MINORITY INTEREST DO NOT CHANGE INFO FOR TAX NOTICE

Book 1994-3849

2014093853 12/22/2014 15:40:55:677

Fee: \$10.00 County Tax: \$0.00

Deed of Distribution

State Tax: \$0.00



2014093853 John T. Hopkins II

Richland County R.O.D.

This transfer is made pursuant to:

- ☐ Decedent's Will  
☒ Intestacy Statute: SCPC 62-2-103  
☐ Private Family Agreement: SCPC 62-3-912  
☐ Disclaimer by: \_\_\_\_\_  
☐ Probate Court Order issued on \_\_\_\_\_  
☐ Other: \_\_\_\_\_

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: FRANKLIN DELANO WINDHAM SR & FRANKLIN DELANO WINDHAM, JR  
Address: 9809 DUNBARTON DRIVE  
COLUMBIA SC 29223

Name: TRACY W. CORN  
Address: 1743 FULMER ROAD  
BLYTHEWOOD SC 29016

Name: DONNA W. DORNER  
Address: 1631 CLIFTON DOWNS CT  
KENNESAW GA 30144

Name: BRIDGETTE W. BRANSON  
Address: 925 SCHOFIELD LANE  
COLUMBIA SC 29229

☐ An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 22 day of December, 2014.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness: Gary P. Rish

Print Name: GARY P. RISH

Witness: Brigitte B. Dull

Print Name: BRIGITTE B. DULL

Estate of: RUTH SMITH WINDHAM

Signature of Personal Representative: Franklin D. Windham, Sr.

Print Name: FRANKLIN DELANO WINDHAM SR

If applicable,  
Signature of Co-Personal Representative: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF SOUTH CAROLINA )  
)  
)

ACKNOWLEDGMENT

COUNTY OF LEXINGTON

I, GARY P. RISH, Notary Public, a notary for the State of South Carolina do hereby certify that FRANKLIN DELANO WINDHAM, as Personal Representative(s) of the Estate of RUTH SMITH WINDHAM, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 22 day of December, 2014.



Gary P. Rish (SEAL)  
(Signature of Notary Public)  
GARY P. RISH  
(Print name of Notary Public)  
Notary Public for State of SOUTH CAROLINA  
My Commission Expires: 01/26/2019

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

Decedent's 10% interest

EXHIBIT "A"

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING ON THE SOUTHWESTERN SIDE OF U.S. HIGHWAY NO. 1, NORTHEAST OF THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING 3.79 ACRES, MORE OR LESS, BEING SHOWN AND DESIGNATED AS PARCEL 1 ON A PLAT PREPARED FOR THE ESTATE OF D.O. SMITH BY SITE CONSULTANTS, INC., DAVID S. SHARPE, R.L.S., DATED DECEMBER 27, 1989 RECORDED IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN PLAT BOOK 52 AT PAGE 8873; SAID PLAT BEING INCORPORATED HEREIN FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO L.W. SMITH, III, HENRY DENT SMITH, SR; MARY JANE S. MOORE, RUTH S. WINDHAM AND NANCY JO SMITH BY DEED OF RUTH TUCKER RECORDED DECEMBER 29, 1989 IN THE OFFICE OF THE ROD FOR RICHLAND COUNTY IN DEED BOOK D0962 AT PAGE 419.

SUBJECT TO THE RELEASE AND QUITCLAIM RECORDED JUNE 18, 2003 IN THE OFFICE OF THE ROD FOR RICHLAND COUNTY IN RECORD BOOK 808 AT PAGE 3646

TMS#R22802-01-11

Upon recording this deed:

Franklin Delano Windham, Sr has a 5% share

Franklin Delano Windham, Jr has a 1.25% share

Tracy W. Corn has a 1.25% share

Bridgette W. Branson has a 1.25% share

Donna W. Dorner has a 1.25% share