

BOOK 2928-2030

2024024126 6/3/2024 12:59:47:290 Deed of Distribution

Fee: \$15.00	County Tax: \$0.00	State Tax: \$0.00
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2024024126 John T. Hopkins II Richland County R.O.D.

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

IN THE MATTER OF:

MARY JANE SMITH MOORE

(Decedent)

IN THE PROBATE COURT

CORRECTIVE

DEED OF DISTRIBUTION

(Real Property Only)

NOT A WARRANTY DEED

RE-RECORDED TO CORRECT A SCRIVENER'S ERROR

CASE NUMBER: ~~2023-ES-40-78~~ 2023-ES-40-79

The undersigned states as follows:

Decedent died on JUNE 9, 2022; and probate of the Estate is being administered in the Probate Court for RICHLAND County, South Carolina, in File #~~2023-ES-40-78~~ 2023-ES-40-79

I/We was/were appointed Personal Representative (s) on JANUARY 19, 2023.

Decedent owned real property described as follows:

Tax Map Number: R22803-03-20

9850

Street/Property Address: ~~9860~~ TWO NOTCH ROAD

Legal Description: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING ON THE SOUTHEASTERN SIDE OF U.S. HIGHWAY NO. 1, NORTHEAST OF THE CITY OF COLUMBIA, COUNTY OF RICHLAND, STATE OF SOUTH CAROLINA, CONTAINING 10.57 ACRES, MORE OR LESS, BEING SHOWN AND DESIGNATED AS PARCEL 2 ON A PLAT PREPARED FOR THE ESTATE OF D.O. SMITH BY SITE CONSULTANTS, INC. DAVID SHARPEE, R.L.S., DATED DECEMBER 27, 1989 AND RECORDED IN THE OFFICE OF THE ROD FOR RICHLAND COUNTY IN PLAT BOOK 52 AT PAGE 8873; SAID PLAT BEING INCORPORATED HEREIN FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

LESS AND EXCEPTING, PARCEL 2C CONTAINING 0.613 ACRE AS SHOWN ON A PLAT OF NORTHEAST PROPERTIES RECORDED IN RECORD BOOK 800 AT PAGE 517 CONVEYED BY DEED TO HR DEVELOPERS, LLC RECORDED ON MAY 30, 2003 IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN RECORD BOOK 838 AT PAGE 2210.

ALSO, LESS AND EXCEPTING, PARCEL 2B CONTAINING 0.875 ACRE AS SHOWN ON A PLAT OF NORTHEAST PROPERTIES RECORDED IN RECORD BOOK 800 AT PAGE 517 CONVEYED BY DEED TO ZTN HOLDINGS, LLC RECORDED ON AUGUST 18, 2003 IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN RECORD BOOK 838 AT PAGE 2210.

ALSO, LESS AND EXCEPTING, PARCEL 2A CONTAINING 1.031 ACRES AS SHOWN ON A PLAT OF NORTHEAST PROPERTIES RECORDED IN RECORD BOOK 800 AT PAGE 517 CONVEYED BY DEED TO FIRST COMMUNITY BANK RECORDED ON SEPTEMBER 5, 2003 IN THE OFFICE OF THE ROD FOR RICHLAND COUNTY IN RECORD BOOK 847 AT PAGE 807.

THIS BEING THE SAME PROPERTY CONVEYED TO L.W. SMITH, III, HENRY DENT SMITH, MARY JANE S. MOORE, RUTH S. WINDHAM AND NANCY JO SMITH BY DEED OF RUTH TUCKER SMITH RECORDED MAY 15, 1990 IN THE OFFICE OF ROD FOR RICHLAND COUNTY IN DEED BOOK D0980 AT PAGE 497 AND CONVEYED BY THE ESTATE OF RUTH TUCKER SMITH RICHLAND COUNTY PROBATE CASE NUMBER 1990-ES40-30795.

☐ Additional sheet(s) for additional property(ies) is attached (check if applicable)

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: _____

Book 2890-3730

2024000682 1/4/2024 14:15:42:360 Deed of Distribution

Fee: \$15.00 County Tax: \$0.00 State Tax: \$0.00

2024000682 John T. Hopkins II Richland County R.O.D.

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: PAMELA M. BISHOP
Address: 44 BRAYS DRIVE
LUGOFF, SC 29078

Name: DAVIS O. MOORE
Address: 39 PEAR TREE LOOP
ELGIN, SC 29045

Name: ROBERT L. MOORE
Address: 6601 SHAKESPEARE ROAD
COLUMBIA, SC 29223

Name: _____
Address: _____

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

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 20th day of DECEMBER, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: _____

Print Name: _____

Witness: _____

Print Name: _____

Estate of: MARY JANE SMITH MOORE

Signature of Personal

Representative: _____

Print Name: KRISTEN M. SMITH

If applicable,
Signature of Co-Personal
Representative: _____

Print Name: _____

STATE OF FLORIDA)

)

)

ACKNOWLEDGMENT

COUNTY OF Narron

I, _____, Notary Public, a notary for the State of Florida do hereby certify that KRISTEN M. SMITH, as Personal Representative(s) of the Estate of MARY JANE SMITH MOORE, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 20th day of DECEMBER, 2023.

See attached (SEAL)
(Signature of Notary Public)

(Print name of Notary Public)
Notary Public for State of FLORIDA
My Commission Expires: _____

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

Clear/Reset

WELLS
FARGO

Acknowledgment by Individual

State of Florida

County of Marion

The foregoing instrument was acknowledged before me this 20th day
of December, 20 23, by means of ☒ physical presence or ☐ online notarization

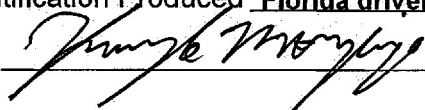
Kristen M Smith (name of person acknowledging).

☐ Personally known to me

☒ Produced Identification

Type of Identification Produced Florida driver license

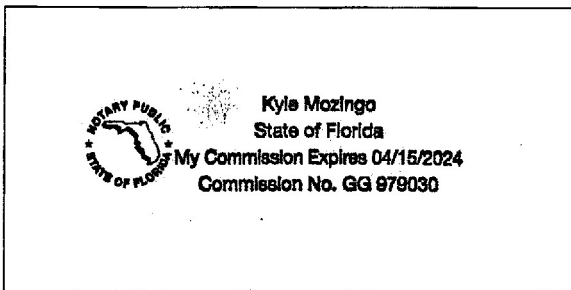
Notary signature



Notary name (typed or printed) Kyle Mozingo

Title (e.g., Notary Public) Notary Public

Place Seal Here



For Bank Purposes Only Description of Attached Document

Type or Title of Document

Deed of Distribution

Document Date

12/20/2023

Number of Pages

3

Signer(s) Other Than Named Above

Account Number (if applicable)

n/a