

Book 2932-2216

2024026646 6/17/2024 11:37:49:630 Deed of Distribution

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

2024026646 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: R22802-01-11

Street/Property Address: 9814 TWO NOTCH ROAD

Legal Description: 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 THE 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.

☐ 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 2890-3733

2024000683 1/4/2024 14:15:42:677 Deed of Distribution

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

2024000683 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: [Signature]

Print Name: Kyle Mozingo

Witness: [Signature]

Print Name: Miracle Walker

Estate of: MARY JANE SMITH MOORE

Signature of Personal Representative: [Signature]

Print Name: KRISTEN M. SMITH

If applicable,
Signature of Co-Personal Representative: _____

Print Name: _____

STATE OF FLORIDA)
)
)

COUNTY OF Marion

ACKNOWLEDGMENT

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



Kyle Mozingo
State of Florida
My Commission Expires 04/15/2024
Commission No. GG 979030

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