

**Susan Kessler**  
Colleton County Register Of Deeds

As evidenced by the instrument number shown below, this document  
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Office of the Colleton County Register Of Deeds



2025004618	
DEED OF DISTRIBUTION	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
<b>PRESENTED &amp; RECORDED</b>	
09/16/2025 08:42:29 AM	
<b>SUSAN KESSLER</b>	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
<b>BK: RB 3483</b>	
<b>PG: 107-111</b>	

**SUSAN KESSLER**  
**REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA**

COLLETON COUNTY, SC	
2025004618	
DEED OF DISTRIBUTION	
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STATE TAX	\$0.00
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BK:RB 3483 PG:107-111	

STATE OF SOUTH CAROLINA	)	IN THE PROBATE COURT
	)	
COUNTY OF COLLETON	)	DEED OF DISTRIBUTION
	)	
IN THE MATTER OF:	)	(Real Property Only)
JAMES HERBERT THOMAS	)	NOT A WARRANTY DEED
(Decedent)	)	
		CASE NUMBER: 2024-ES-15-00104

The undersigned states as follows:

Decedent died on 2/10/2024; and probate of the Estate is being administered in the Probate Court for COLLETON County, South Carolina, in File #2024-ES-15-00104.

I/We was/were appointed Personal Representative (s) on APRIL 19, 2024.

Decedent owned real property described as follows:

Tax Map Number: 027-00-00-027.000

Street/Property Address: 4379 LODGE HIGHWAY, SMOAKS, SC 29481

Legal Description: SEE ATTACHED EXHIBIT "A"

THIS BEING THE SAME PROPERTY CONVEYED UNTO THE DECEDENT BY DEED OF DONALD E. PADGETT DATED NOVEMBER 2, 1994 AND FILED IN THE COLLETON COUNTY REGISTER OF DEEDS OFFICE AT BOOK 645 PAGE 32 ON NOVEMBER 2, 1994.

TMS NUMBER: 027-00-00-027.000

GRANTEE'S ADDRESS: 198 WOODSIDE ROAD, LEXINGTON, SC 29072

☐ 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: \_\_\_\_\_
-

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: JAMES HERBERT THOMAS, JR.  
Address: 198 WOODSIDE ROAD  
LEXINGTON, SC 29072

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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 10<sup>th</sup> day of September, 2025.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness: Lisa J Bolen  
Print Name: Lisa J Bolen  
Witness: Richard Bolen  
Print Name: Richard Bolen

Estate of: JAMES HERBERT THOMAS  
Signature of Personal Representative: [Signature]  
Print Name: JAMES H. THOMAS, JR.

If applicable,  
Signature of Co-Personal Representative: Betty Willyerd  
Print Name: BETTY T. WILLYERD

STATE OF SOUTH CAROLINA )  
)  
)

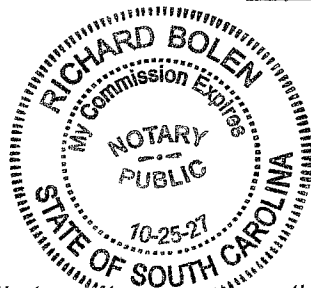
ACKNOWLEDGMENT

COUNTY OF COLLETON

BETTY T. WILLYERD

I, RICHARD BOLEN, Notary Public, a notary for the State of South Carolina do hereby certify that JAMES H. THOMAS, JR. as Personal Representative(s) of the Estate of JAMES HERBERT THOMAS ~~BETTY T. WILLYERD~~, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 10<sup>th</sup> day of Sept., 2025.



[Signature] (SEAL)  
(Signature of Notary Public)  
RICHARD BOLEN  
(Print name of Notary Public)  
Notary Public for State of SC  
My Commission Expires: 10/25/2207

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

**Exhibit A**

**Property Address:**     4379 Lodge Highway  
                              Smoaks, SC 29481

**TMS#:**                   027-00-00-027.000

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*All that piece, parcel or lot of land, with improvements thereon, situate, lying and being at Padgett's Station in Smoaks School District, Colleton County, State of South Carolina, being shown and delineated as one (1) acre, more or less and being shown and delineated on a plat of W. P. Murphy, R.P.E. & R.L.S. dated November 22, 1963 and measuring an bounded as follows: measuring two hundred seventeen (217) feet on the north along highway 217; on the east one hundred seventy-one (171) feet along property now or formerly of Eugene H. Padgett; on the south two hundred fifty-four (254) feet along property now or formerly of Eugene H. Padgett; on the west one hundred seventy-one (171) feet along Old Walterboro Road also known as Highway Number 362. Reference is made to said plat for a more accurate and complete description of the metes and bounds; all measurements being a little more or less.*

**ALSO:** *All the decedent's rights, title and interests in and to that certain artesian well referred to in a certain agreement executed by W. S. Padgett, et al. dated May 16, 1945 and recorded June 13, 1945 in Deed Book 90 at Page 277 in the Colleton County Register of Deeds Office. Said agreement is incorporated herein by reference as if set forth fully herein.*

**ALSO:** *All that piece, parcel or lot of land, with improvements thereon, situate, lying and being in Warren Township in Colleton County, South Carolina containing one (1) acre more or less and measuring an bounded as follows: on the north along property now or formerly of J. Herbert Thomas and Betty H. Thomas; on the east along property now or formerly of Donald E. Padgett; on the south along property now or formerly of the Estate of J. S. Padgett; and on the west along Old Walterboro Road also known as Highway Number 362.*

*This being the same property conveyed to James Herbert Thomas by deed of Distribution from the Estate of Betty Hightower Thomas dated October 15, 1996 and recorded November 4, 1996 in the Office of Register of Deeds for Colleton County in Deed Book 743 Page 344.*