

Susan Kessler
Colleton County Register Of Deeds

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Office of the Colleton County Register Of Deeds



2025004620	
DEED OF DISTRIBUTION	
RECORDING FEES	\$15.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
09/16/2025 10:44:42 AM	
SUSAN KESSLER	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
BK: RB 3483	
PG: 120-124	

SUSAN KESSLER
REGISTER OF DEEDS COLLETON COUNTY SOUTH CAROLINA

STATE OF SOUTH CAROLINA)	IN THE PROBATE COURT
)	
COUNTY OF COLLETON)	DEED OF DISTRIBUTION
)	(Real Property Only)
IN THE MATTER OF:)	NOT A WARRANTY DEED
ESTATE OF Duncan Griffin Warren)	DEED DRAWN, TITLE NOT EXAMINED
(Decedent))	CASE NUMBER: 2025-ES-15-00035

The undersigned states as follows:

Decedent died on July 4, 2024; and probate of the Estate is being administered in the Probate Court for Colleton County, South Carolina, in File #2025-ES-15-00035. I was appointed Personal Representative on March 19, 2025.

Decedent owned real property described as follows:

Parcel One: All that certain piece, parcel, or lot of land, together with buildings and improvements thereon, situate, lying, and being on Mt. Carmel Road, in the County of Colleton, State of South Carolina, containing Eleven (11) acres, more or less, triangular in shape, being a portion of the "Eli Hunter" tract, and being known and designated as "Tract D", as shown on a plat prepared by S. S. Snook, R. L. S., dated May 6, 1983, and recorded in the Office of the Register of Deeds for Colleton County in Plat Book 22, at Page 57, and being bounded as follows: on the North by land now or formerly of Varn; on the Southeast by State Road 15-24, also known as Mt. Carmel Road; and on the West by land now or formerly of Maxey. For a more complete description, reference may be had to said plat.

This being a portion of the property conveyed to Duncan Griffin Warren by deed of Warren Family Properties, LP, dated October 6, 2014, and recorded October 6, 2014, in the Office of the Register of Deeds for Colleton County in Record Book 2261, at Page 279.

TMS #: 058-00-00-044

Parcel Two: All those certain pieces, parcels, or lots of land, together with buildings and improvements thereon, situate, lying, and being on Mill Pond Road, in the County of Colleton, State of South Carolina, known and designated as "Tract No. 2 Portion of Howell Tract", and "Tract No. 3 Garris Tract", on a plat prepared by S. S. Snook, R. L. S., dated October 21, November 26, November 28, 1955, and recorded in the Office of the Register of Deeds for Colleton County in Plat Book 12, at Page 34. Said Tracts No. 2 and 4 as a whole contain Ninety-nine and Seven Tenths (99.7) acres, more or less, and are bounded on the North by a road known as Mill Pond Road leading to U.S. Highway 21, and lands now or formerly of the Estate of Roscoe Sapp; on the East by lands now or formerly of the Estate of Roscoe Sapp and the run of Buckhead Creek separating this tract from lands now or formerly of Ernest Smyly; and on the West by "Tract No. 1 Warren Tract" of said plat, being land now or formerly of Leo M. Warren, and by lands now or formerly of T. J. Warren. For a more complete description, reference may be had to said plat.

This being a portion of the property conveyed to Duncan Griffin Warren by deed of Warren Family Properties, LP, dated October 6, 2014, and recorded October 6, 2014, in the Office of the Register of Deeds for Colleton County in Record Book 2261, at Page 279.

TMS#: 058-00-00-021

Parcel Three:

Tract One: All that piece, parcel, or lot of land in Williams, in the County of Colleton, State of South Carolina, measuring One Hundred Fifty (150') feet on the Northeastern and Southwestern lines, and One Hundred Twenty-six (126') feet on the Southeastern and Northwestern lines, and bounded now or formerly and follows: ON the Northeast by South Carolina Highway 362; on the Southeast by lands of L. P. Griffin; on the Southwest and Northwest by lands of Warren & Griffin. Said property being delineated on a plat prepared by G. E. Miley, Jr. R. L. S., dated July 18, 1963, and recorded July 24, 1963, in the Office of the Register of Deeds in Plat Book 11, at Page 139.

This being a portion of the property conveyed to Duncan Griffin Warren by deed of Warren Family Properties, LP, dated October 6, 2014, and recorded October 6, 2014, in the Office of the Register of Deeds for Colleton County in Record Book 2261, at Page 279.

Tract Two: All that certain piece, parcel, or lot of land, together with the buildings and improvements thereon, situate, lying, and being on Lumber Road, in the Town of Williams, County of Colleton, State of South Carolina, containing One and One-half (1.5) acres, more or less, and being bounded as follows: On the North by Lumber Road; on the East by Line Street; on the South by a street known as Industrial Road n/k/a Supply Road; and on the West by a lot, now or formerly of Laura G. Warren, and a lot now or formerly of Russell D. Warren.

Less and Except: All that certain piece, parcel, or lot of land, together with buildings and improvements thereon, situate, lying, and being at the corner of Line Street and Lumber Road, in the Town of Williams, County of Colleton, State of South Carolina, containing 0.75 acre, more or less, as shown on a plat entitled "BOUNDARY SURVEY AND DIVISION AS REQUESTED BY DUNCAN WARREN AND KAY W. SPEAKS – TOWN OF WILLIAMS – COLLETON COUNTY – SOUTH CAROLINA" prepared by James C. Ulmer, P.L.S. 16495, dated June 11, 2013, and recorded October 25, 2013, in the Office of the Register of Deeds for Colleton County in Plat Book 36, at Page 255.

This being the same property conveyed to Duncan Griffin Warren by deed of Warren & Speaks Properties, LLC, dated October 6, 2014, and recorded October 6, 2014, in the Office of the Register of Deeds for Colleton County in Record Book 2261, at Page 291.

TMS#: 057-09-00-055

Parcel Four: All that certain piece, parcel, or lot of land, together with buildings and improvements thereon, situate, lying, and being on Supply Road, in the Town of Williams, County of Colleton, State of South Carolina, as shown on a plat prepared by G. E. Miley, Jr., R. L. S., dated July 18, 1963, and recorded July 24, 1963, in the Office of the Register of Deeds for Colleton County in Plat Book 11, at Page 139, and measuring and being bounded as follows: On the Northeast Ninety (90') feet by property now or formerly of Warren & Speaks Properties, LLC; on the Southeast Seventy-seven and Four Tenths (77.4') feet by property now or formerly of Warren and Speaks Properties, LLC; on the Southwest One Hundred (100') feet by Supply Road; and on the Northwest Eighty-two and Six Tenths (82.6') feet by lands now or formerly of Warren & Griffin, Inc. For a more complete description, reference may be had to said plat.

This being a portion of the property conveyed to Duncan Griffin Warren by deed of Warren Family Properties, LP, dated October 6, 2014, and recorded October 6, 2014, in the Office of the Register of Deeds for Colleton County in Record Book 2261, at Page 279.

TMS#: 057-09-00-045

Parcel Five: All that certain piece, parcel, or lot of land in the Town of Williams, County of Colleton, State of South Carolina, shown as "Lot No. 40" on a map of the Town of Williams, made by A. J. Lemacks, Surveyor, and bounded now or formerly as follows; on the North by lands now or formerly of J. J. Padgett; on the East by Seaboard Coast Line Railroad Company; on the South by Lot No. 41 (known as Fincken Myer Lot); and on the West by a street.

This being the same property conveyed to Duncan Griffin Warren by deed of Warren Family Properties, LP, dated January 13, 2015, and recorded January 16, 2015, in the Office of the Register of Deeds for Colleton County in Record Book 2287, at Page 185.

TMS#: 057-09-00-026

Parcel Six: All that certain piece, parcel, or tract of land, together with buildings and improvements thereon, situate, lying, and being on Lumber Road, with a portion of said tract of land lying and being in the Town of Williams and a portion of said tract of land lying and being just outside and West of the Town of Williams, in the County of Colleton, State of South Carolina, containing Twenty and Four Tenths (20.4') acres, more or less, and being the Western portion of Tract "A" delineated on a plat prepared by G. E. Miley, Jr., R.L.S., dated February 22, 1966, and recorded in the Office of the Register of Deeds for Colleton County in Plat Book 12, at Page 16; and bounded now or formerly as follows: on the North by lands of Clara S. Hathaway; on the East by a street separating it from the subdivision known as "Griffin Estates," which subdivision is a part of the Eastern portion of Tract "A" above referred to; on the South by South Carolina Highway 362 a/k/a Lumber Road; and on the West by lands of Ernest Williams. For a more complete description, reference may be had to said plat.

This being the same property conveyed to Duncan Griffin Warren by deed of Warren & Speaks Properties, LLC, dated October 6, 2014, and recorded October 6, 2014, in the Office of the Register of Deeds for Colleton County in Record Book 2261, at Page 291.

October 6, 2014, and recorded October 6, 2014, in the Office of the Register of Deeds for Colleton County in Record Book 2261, at Page 291.

TMS#: 057-00-00-001 and 057-00-00-045

Parcel Seven: All that certain piece, parcel, or lot of land, containing Four Tenths (.4) acres, more or less, situate, lying, and being in the Town of Williams, Colleton County, South Carolina, and bounding as follows: On the North by Lot now or formerly of Martha H. Warren; on the Southeast by Church Street; on the Southwest by Padgett Street; and on the Northwest by lands now or formerly of Jeannie K. Padgett.

This being the same property conveyed to Duncan G. Griffin by deed of Russell D. Warren dated January 10, 1997, and recorded January 23, 1997, in the Office of the Register of Deeds for Colleton County in Deed Book 758, at Page 94.

057-13-00-014

Parcel Eight: All that certain piece, parcel, or lot of land, located in Williams School District, Colleton County, South Carolina, designated as "Lot No. 1" and measuring and bounding as follows to wit: Measuring One Hundred and Twelve (112') feet on the North-Northwest and being bounded thereon by Lot No. 20 of said subdivision; measuring Two Hundred (200') feet on the East and being bounded thereon by Griffin Street separating the same from other lands now or formerly of Russell D. Warren; Measuring One Hundred Twenty-four (124') feet on the South-Southwest and being bounded thereon by South Carolina Highway No. 362; and measuring Two Hundred (200') feet on the West-Northwest and being bounded thereon by Lot No. 2 of said subdivision.

For a more specific description of the above described property, reference may be had to that plat of Griffin Estates, prepared by W. Gene Whetsell, Surveyor, dated October 10, 1970, said lot being designated as Lot No. 1 on said plat, as recorded in the Office of the Register of Deeds for Colleton County in Plat Book 13, at Page 48.

This being the same property conveyed to Duncan G. Warren by deed of Russell D. Warren dated February 12, 1971, and recorded February 19, 1971, in the Office of the Register of Deeds for Colleton County in Deed Book 158, at Page 476.

TMS#: 057-09-00-023

Parcel Nine: All that certain piece, parcel, or lot of land, in the Town of Williams, County of Colleton, State of South Carolina, containing One and Three Tenths (1.3) acres, more or less, and bounded as follows: On the North by lands now or formerly of Robert G. Padgett; on the East by lands of the Estate of L. P. Griffin; on the South by a road from Williams to Padgett's Station, State Road No. 362; and on the West by land of Russell D. Warren.

This being the same property conveyed to Duncan G. Warren by deed of Joe Manzie Britt dated November 26, 1974, and recorded December 5, 1974, in the Office of the Register of Deeds for Colleton County in Deed Book 179, at Page 448.

TMS#: 057-09-00-025

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 does hereby release all of the Personal Representative's right, title, and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: Emily Elizabeth Bridges Warren
Address: Post Office Box 7
Williams, South Carolina 29493

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

IN WITNESS WHEREOF the undersigned Personal Representative of the above Estate, has executed this Deed of Distribution, on this 15th day of September, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Nancy Hope Moore
Print Name: Nancy Hope Moore
Witness: A. Penelope Tuten
Print Name: A. Penelope Tuten

Estate of: Duncan Griffin Warren

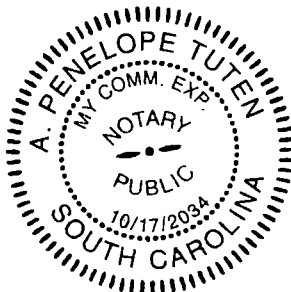
Emily Elizabeth Bridges Warren
By: Emily Elizabeth Bridges Warren
As: Personal Representative

STATE OF SOUTH CAROLINA)
COUNTY OF COLLETON)

ACKNOWLEDGMENT

I, A. Penelope Tuten, Notary Public, a notary for the State of South Carolina do hereby certify that Emily Elizabeth Bridges Warren, as Personal Representative of the Estate of Duncan Griffin Warren, who is personally known to me, or who was proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 15th day of September, 2025.



A. Penelope Tuten (SEAL)
Print Name: A. Penelope Tuten
Notary Public for the State of South Carolina
My Commission Expires: October 17, 2034