

**Susan Kessler**  
Colleton County Register Of Deeds

As evidenced by the instrument number shown below, this document  
has been recorded as permanent record in the archives of the  
Office of the Colleton County Register Of Deeds



<b>2026002829</b>	
DEED	
RECORDING FEES	\$15.00
STATE TAX	\$110.50
COUNTY TAX	\$46.75
<b>PRESENTED &amp; RECORDED</b>	
05/26/2026 10:50:58 AM	
<b>SUSAN KESSLER</b>	
REGISTER OF DEEDS	
COLLETON COUNTY, SC	
<b>BK: RB 3578</b>	
<b>PG: 83-87</b>	

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

STATE OF SOUTH CAROLINA            )  
   )  
 COUNTY OF COLLETON                 )                    TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, Timmy W. Hiott, Grantor, in the State aforesaid, for and in consideration of the sum of Forty-two Thousand Five Hundred and 00/100 (\$42,500.00) Dollars, in hand paid at and before the sealing and delivery of these presents by Paul E. Walker, Jr., hereinafter Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations, and conditions ("Exceptions") set forth below unto the said Paul E. Walker, Jr., his Heirs, Successors, and Assigns, the following described real estate, to wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, conditions, limitations, affirmative obligations, agreements, easements, rights of way and restrictive covenants of record affecting said property, and subject to all applicable governmental statutes, ordinances, rules and regulations ("Permitted Exceptions").

All that piece, parcel, or lot of land, together with the buildings and improvements thereon, situate, lying, and being in Hampton Drive Subdivision, near the City of Walterboro, in the County of Colleton, State of South Carolina, shown and designated as Lot #299 on a plat of Hampton Drive Subdivision, prepared by G. E. Miley, Jr., R. L. S., and measuring more or less as follows: One Hundred (100') feet on the Northern and Southern boundaries, and One Hundred Fifty (150') feet on the Eastern and Western boundaries; and bounded as follows: ON the North by Lot #283; on the East by Lot #300; on the South by Poplar Street; and on the West by Lot #298.

This being the same property released to Minnie V. Hiott by deed of distribution of the Estate of Roy Roger Hiott dated April 16, 1998, and recorded April 16, 1998, in the Office of the Register of Deeds for Colleton County in Deed Book 809, at Page 346. Thereafter, Minnie V. Hiott conveyed a remainder interest in the property to Timmy W. Hiott and reserved unto herself a life estate, by deed dated October 31,

2021, and recorded November 3, 2021, in the Office of the Register of Deeds for Colleton County in Record Book 3031, at Page 154. Thereafter, Minnie V. Hiott a/k/a Minnie Victoria Fletcher Hiott died, as is evidenced by her estate filed in the Colleton County Probate Court as Case Number 2026-ES-15-00093.

TMS# 164-10-00-089

TOGETHER with, subject to the above Exceptions, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular, the said Premises before mentioned unto the said Grantee, his Heirs, Successors, and Assigns forever.

AND I do hereby bind myself and my Heirs, Successors, and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee, his Heirs, Successors, and Assigns, against myself and my Heirs, Successors, and Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.)

WITNESS the Grantor's Hand and Seal this 22<sup>nd</sup> day of May in the year of our Lord two thousand twenty-six.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

A. Penelope Tuten  
WITNESS  
Print Name: A. Penelope Tuten

Timmy W. Hiott (Seal)  
Timmy W. Hiott

Dorcas M. Tuten  
WITNESS  
Print Name: Dorcas M. Tuten

STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF COLLETON         )

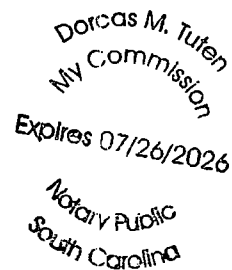
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of May, 2026, by Timmy W. Hiott, 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.

Dorcas M. Tuten  
Print Name: Dorcas M. Tuten  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: July 26, 2026

GRANTEE'S ADDRESS:           P. O. Box 1131  
  Walterboro, South Carolina 29488

RETURN ORIGINAL DEED TO:   Dorcas M. Tuten, Attorney  
  Post Office Box 1694  
  Walterboro, South Carolina 29488



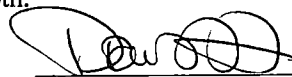
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF COLLETON )

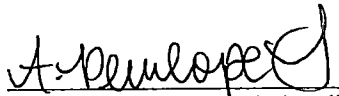
AFFIDAVIT (S.C. CODE SECTION 12-24-70) Date of Transfer  
May 22, 2026

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 906 Poplar Street, Walterboro, South Carolina 29488 bearing Colleton County Tax Map Number 164-10-00-089 was transferred BY Timmy W. Hiott TO Paul E. Walker, Jr. on May 22, 2026.
3. Check one of the following: The deed is :
  - (a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) \_\_\_\_\_ exempt from the deed recording fee because (Exemption #)
4. Check one of the following if either 3(a) or item 3(b) above has been checked:
  - (a)  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$42,500.00.
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.
5. Check Yes \_\_\_ or No  to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.
6. The deed recording fee is computed as followings:
  - (a) \$42,500.00 Place the amount listed in item 4 above here
  - (b) \$ \_\_\_\_\_ Place the amount listed in item 5 above here
  - (c) \$42,500.00 Subtract Line 6(b) from Line 6(a) and place results here
7. As required by S.C. Code Section 12-24-70, this Affidavit is being signed by a responsible person connected with the transaction, as attorney.
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this  
22<sup>nd</sup> day of May 2026.

  
Dorcas M. Tuten

 (SEAL)  
Notary Public for South Carolina  
My Commission Expires: October 17, 2034

