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E-Filed for Record in
GREENWOOD COUNTY SC
CHASTITY COPELAND, COUNTY CLERK
October 5, 2026 03:32:39 PM
DEED
County: $9.35 $15.00
State: $22.10
BOOK: 1668PGS: 331 - 335

Donnan & Morton, P.A.
4 Arborland Way
Greenville, SC 29615

NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

TITLE TO REAL ESTATE
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Shawn P. Williams** in consideration of **Eight Thousand, Two Hundred Eight and 00/100 ($8,280.00) Dollars**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto: **Sherard Dale Sanders, Trustee of the Sherard Dale Sanders Trust, dated July 24, 2018, his** heirs and assigns, forever:

All that tract or parcel of land situate, lying and being in the County of Greenwood, State of South Carolina, being designated as Lot 13, containing .92 acres, more or less, and being bounded in the North by lands now or formerly of J.T. Bell; on the East by Lot 12; on the South by a 66 foot right of way easement on Sally White Road Extension; and on the West by Lot 14, all of which will more fully appear on plat made by R M Gaddy and Associates, Inc. on August 17, 1998, being recorded in Plat Book 108 at Page 115 in the office of the Clerk of Court for Greenwood County.

THIS being the same property conveyed to Shawn P. Williams by virtue of deed from Tonya Burton, Delinquent Tax Collector for Greenwood County, dated October 15, 2025 and recorded in the Office of the Register of Deeds for Greenwood County, in Deed Book 1660, Page 948, on October 17, 2025.

THIS conveyance is made subject to all restrictions, easements, rights of way, setback lines, roadways, and zoning ordinances, if any, of record on the recorded plat(s), or on the premises affecting said property.

Tax Map Number: **6911-891-558**

Grantee Address: **352 Hope Bay Loop, Apollo Beach, FL 33572**

Property Address: **1012 Sally White Rd Ext., Hodges, SC 29653**

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever.

Witness the grantor's(s') hand(s) and seal(s) this 25 day of Sept, 2026.

SIGNED, sealed and delivered in the presence of:

Witness #1 Signature

Shawn P. Williams

Notary as Witness #2 Signature

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 25 day of September 2026 by Shawn P. Williams.

Sworn to and subscribed before me
this 25 day of September 2026.

Notary Public for South Carolina
My Commission Expires: 5/7/2036

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

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 1012 Sally White Rd Ext., Hodges, SC 29653 bearing Greenwood County Tax Map Number 6911-891-558, was transferred by Shawn P. Williams to Sherard Dale Sanders, Trustee of the Sherard Dale Sanders Trust, dated July 24, 2018 on Sept. 25, 2026.

3. Check one of the following: The deed is

(a) X 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 (See Information section of affidavit): _____.

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)
If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $8,280.00.

(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 X 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a)	Place the amount listed in item 4 above here:	$8,280.00
(b)	Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	$0.00
(c)	Subtract Line 6(b) from Line 6(a) and place result here:	$8,280.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $31.45.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller's Attorney.

9. 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.

Responsible Person Connected with the Transaction

Gregory A. Morton, Seller's Attorney

SWORN to and subscribed before me
this 25 day of Sept., 2026

Notary Public for South Carolina
My Commission Expires: 12/20/2026



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer). Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

(1) Transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;

(2) Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

(3) That are otherwise exempted under the laws and Constitution of this State or of the United States;

(4) Transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

(5) Transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;

(6) Transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

(7) That constitute a contract for the sale of timber to be cut;

(8) Transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;

(9) Transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

(10) Transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

(11) Transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;

(12) That constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;

(13) Transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;

(14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and

(15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.