

LANCASTER COUNTY ASSESSOR
Tax Map:
0121 00 003 00

RECORDED THIS 20th DAY
OF JANUARY, 2022
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

Lucretia C. Murphy

Record and Please return to:
GREGORY AND GREGORY
ATTORNEYS AT LAW
POST OFFICE BOX 967
210 WEST MEETING STREET
LANCASTER, SOUTH CAROLINA 29721-0967

2022000935

DEED
RECORDING FEES \$15.00
STATE TAX \$52.00
COUNTY TAX \$22.00

PRESENTED & RECORDED:

01-19-2022 04:18:53 PM

BRITTANY GRANT

REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: STEPHANIE KNIGHT

BK: DEED 1510

PG: 226 - 228

Space Above This Line For Recording Data

**STATE of SOUTH CAROLINA
COUNTY of LANCASTER**

DENNIS WAYNE ADAMS, JR.

to

BRANDY M. CRIMINGER

TITLE TO REAL ESTATE

I hereby certify that the within Deed was filed for record in my office at
_____ M. o'clock on the _____ day of _____ 20_____,
and was immediately entered upon the proper indexes and duly recorded
in Book _____ of Deeds, Page _____.

Clerk of Court of Common Pleas and General Sessions or Register Mesne
Conveyance for the State and County aforesaid.

I hereby certify that the within Deed has been recorded this
_____ day of _____ A.D. 20_____,
Recorded in Book _____ of Deeds, Page _____.

Auditor
of the State and County aforesaid.

**State of South Carolina
County of Lancaster**

Title to Real Estate

Know All Men by These Presents, That I,

Dennis Wayne Adams, Jr.,

hereinafter referred to as **Grantor**, for and in consideration of the sum of Twenty Thousand and no/100 (\$20,000.00) Dollars to Grantor, hereby paid by **Brandy M. Criminger**, hereinafter referred to as **Grantee**, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Grantee, all my right, title and interest in the following described property, to wit:

"All that certain piece, parcel or tract of land, with any improvements thereon, situate, lying, and being in Pleasant Hill Township, Lancaster County, South Carolina, containing ten (10) acres, more or less, and more particularly bounded and described as follows: On the WEST by Spirit Road (S-29-511); on the NORTH by property now or formerly of Dwight and Susan Lowery, formerly property of Betty Ann Smith; and, on the EAST and SOUTH by property now or formerly of James W. Roberts."

Being the identical property conveyed to Dennis Wayne Adams, Jr. by Deed of Betty Ann Smith dated November 15, 1993 and recorded November 16, 1993 in the Office of the Clerk of Court for Lancaster County, South Carolina in Deed Book V-11 at Page 16.

LESS AND EXCEPT:

"All that certain piece, parcel or tract of land, containing 2.56 acres, situate, lying and being in the Flint Ridge Community of Lancaster County, SC and more particularly being bounded and described as follows: On the West by Spirit Road; on the North by property of Danny Green and Amanda Horton; on the Southeast by property of James Roberts; and on the South by property of Dennis Wayne Adams. This property is more particularly shown and described on a plat prepared by Jeff N. Hilliard, P.L.S. dated December 1, 2006, and recorded as Plat #2007 at Page 46, in the Office of the RMC for Lancaster County, SC. Reference to said plat is made for a more accurate description."

Being the identical property conveyed to Mitchell Wayne Smith and Alisa McCall Smith by Deed of Dennis Wayne Adams, Jr. dated May 4, 2007 and recorded May 7, 2007 in the Office of the Register of Deeds for Lancaster County, South Carolina in Deed Book 396 at Page 277.

Property Address:
3957 Spirit Road
Heath Springs, SC 29058

Grantee's Address:
304B N. Wylie Street
Lancaster, SC 29720

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said restrictions, if any, are not intended to be re-imposed hereby.

TOGETHER with 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 all and singular the premises before mentioned unto the said Grantee, her heirs and assigns forever.

And Grantor does hereby bind Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs and Assigns, against Grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

Witness the Grantor's Hand and Seal this 18th day of January, 2022 and in the two hundred and forty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed, and Delivered in the Presence of:

[Signature]
Witness

[Signature]
Dennis Wayne Adams, Jr.

[Signature]
Witness

STATE OF SOUTH CAROLINA)

COUNTY OF CHARLESTON)

On this 18th day of January, 2022, before me personally appeared Dennis Wayne Adams, Jr., to me known to be the person described herein and who executed the foregoing instrument, and he acknowledged that he voluntarily executed same.

SWORN to before me this 18th
day of January, 2022.

[Signature]
Kathleen E. McClain
Notary Public for South Carolina
My Commission Expires:

My Commission Expires December 4, 2028
Jan 4, 2028

