

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

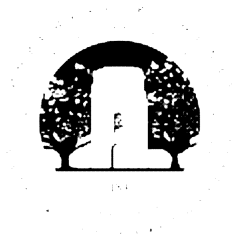
Instrument #:	2026001225	
Receipt Number:	220998	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	01:47:53 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16355: 240 - 243	Direct- HIGHTOWER, JAMAR T
Total Pages:	4	Indirect- SEAGERS, SHEILA CATRINA

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$340,000.00
County Tax:	\$374.00
State Tax:	\$884.00
Tax Charge:	\$1,258.00

Margaret Bailey

Margaret Bailey - Register of Deeds



STATE OF SOUTH CAROLINA

)

TITLE TO REAL ESTATE

)

COUNTY OF DORCHESTER

)

)

KNOW ALL MEN BY THESE PRESENTS, that we, **JAMAR T. HIGHTOWER AND ERICA T. HIGHTOWER**, (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$340,000.00)**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, to the Grantor(s) paid by **SHEILA CATRINA SEAGERS**, (hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and, by these presents, does grant, bargain, sell and release unto the said **SHEILA CATRINA SEAGERS**, her Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, being shown and designated as LOT 10 and being more particularly shown on that certain plat entitled, "SUBDIVISION PLAT SHOWN ARBOR OAKS, PHASE 1, A 23.176 ACRE TRACT OF LAND, BEING TMS 156-00-00-192, PROPERTY OF GRAMLING BROTHERS REAL ESTATE AND DEVELOPMENT AND A PORTION OF TMS 156-00-00-052, PROPERTY OF YASHCIK DEVELOPMENT COMPANY, INC. LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA," dated September 23, 2002, last revised January 31, 2003, and recorded February 10, 2003, in the RMC Office for Dorchester County in Plat Cabinet K, Slide 54; said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

BEING the same property conveyed to Jamar T. Hightower and Erica T. Hightower, as joint tenants with rights of survivorship and not as tenants in common by deed of Leasonia McAuley dated June 26, 2009 and recorded July 14, 2009 in the ROD Office of Dorchester County in Book 7150 at Page 183.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the RMC for Dorchester County, South Carolina.

TMS No.: 152-08-05-005

**GRANTEE'S ADDRESS: 109 Arbor Oaks Drive
Summerville, SC 29485**

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 said premises before mentioned unto the said Grantee **SHEILA CATRINA SEAGERS**, and her Heirs and Assigns forever.

And the Grantor(s) do hereby bind the Grantor(s) and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee hereinabove named and the Grantees' Heirs and Assigns against the Grantor(s) and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

25-14183SD
Weeks & Irvine, LLC
870 North Main Street, Summerville, SC 29483

25-1737-SC
The Suttles Law Firm LLC
1711 N. Main Street
Summerville, SC 29486

WITNESS my hand and seal this 13th day of January in the year of our Lord, Two Thousand and Twenty-Six (2026) and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Brenda M. Schubauer

Witness No. 1

Print Name: Brenda M. Schubauer

[Signature]

Witness No. 2

Print Name: Michael Kempson

[Signature]

Jamar T. Hightower

[Signature]

Erica T. Hightower

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

Before me personally appeared Jamar T. Hightower and Erica T. Hightower on this the 13th day of January, 2026 and acknowledged the due execution of the foregoing instrument.

[Signature]
Notary Public

My Commission Expires: 12/28/26

(SEAL)



STATE OF SOUTH CAROLINA

DATE OF TITLE TRANSFER

JANUARY 16, 2026

COUNTY OF DORCHESTER

AFFIDAVIT

PERSONALLY appeared before me, the undersigned, who being duly sworn, deposes, and says: I have read the information herein and understand such information. The property is being transferred by **JAMAR T. HIGHTOWER AND ERICA T. HIGHTOWER** to **SHEILA CATRINA SEAGERS** contemporaneously herewith.

The Deed is (select one of the following):

(A)	X	Subject to recording fee as a transfer for consideration paid in money or money's worth.
(B)		Subject to recording fee as a transfer: a. between a corporation, a partnership, or other entity and an entity stockholder, partner, or owner; <u>or</u> b. to a trust or as a distribution to a trust beneficiary.
(C)		<i>EXEMPT</i> from recording fee because (Exemption Number 1) transfer of property to family member or under \$100.00 .

If item A or B are marked above, select one of the following:

(1)	X	The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$340,000.00 .
(2)		The fee is computed on the fair market value of the realty which is \$0.00 .
(3)		The fee is computed on the fair market value of the realty as established for property tax purposes which is \$0.00 .

Yes ☐ or No ☒: the land, tenement, or realty was subject to lien or encumbrance before the transfer and remained after. If "Yes," the remaining balance of such lien/encumbrance is \$ _____

The recording fee is based on:

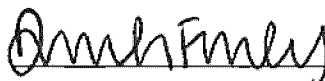
(A1)	\$340,000.00	Amount above-stated in Item 1.
(B1)	\$0.00	Amount above-stated in Item 2 (if none, enter \$0.00).
(C1)	\$340,000.00	Amount after subtracting line B1 from line A1.

Per Code Section 12-24-70, I state that I am a responsible person connected with the transaction as: **LEGAL REPRESENTATIVE**.

I understand that a person required to furnish this Affidavit, who willfully furnishes information that is false or fraudulent is guilty of a misdemeanor and, upon conviction, must be fined not more than **\$1,000.00**, imprisoned not more than one year, or both.


BRENT W. SUTTLES

SWORN TO before me this 16th day of January, 2026.

 (Seal)

NOTARY PUBLIC FOR SOUTH CAROLINA

MY COMMISSION EXPIRES: April 15, 2026

