

If you intend to prepare a quit-claim deed, warranty deed or any other instrument that conveys an interest or ownership in real or personal property without the assistance of legal counsel (pro se), please be aware that the staff of the Clerk's Office **CANNOT** assist you in the completion of said instruments.

If you have already prepared a quit-claim deed, warranty deed or any other instrument that conveys an interest or ownership in real or personal property without the assistance of legal counsel (pro se), please be aware that the staff of the Clerk's Office **CANNOT** offer any advice or opinion on the validity of the instruments when presented for recording.

The staff of the Clerk's Office will only verify the following on real estate instruments submitted for recording:

1. Must be dated.
2. Must be legible.
3. Must have a Grantor and Grantee.
4. Must contain a legal description of the property being conveyed; a physical address or tax map I.D. number is **NOT** a legal description.
5. Must be properly signed by the Grantor in the presence of a Notary Public and one unofficial witness.
6. Must be accompanied by a completed PT-61 form.

As a pro se filer, **YOU & YOU ALONE** are solely responsible for the accuracy and legal integrity of the documents being filed in the Clerk's Office.

If you have any doubts about the accuracy or the intent of your deed, it is highly recommended that you contact an attorney for assistance.

—SPACE ABOVE RESERVED FOR RECORDING INFORMATION—

AFTER RECORDING RETURN TO:

Quitclaim Deed

Form 892

Clyde Castleberry Co., Covington, GA. 30014

State of Georgia, _____ County

THIS INDENTURE, made the _____ day of _____ in the year _____, between _____

of the County of _____, and State of _____, as party or parties of the first part, hereinafter called Grantor, and _____

of the County of _____, and State of _____, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.
Signed this _____ day of _____, 20____. _____ (Seal)

In the presence of: _____ (Seal)

Unofficial Witness _____ (Seal)

Notary Public (My commission expires) _____ (Seal Affixed)