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How to Complete Your Georgia Cancellation of Security Deed

Cancellation of Security Deed (O.C.G.A. § 44-14-3)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. When a Georgia security deed is paid off, the holder signs this cancellation so the Clerk can cancel it of record. Private lenders and family loans often need it.

1. **Prepared by and return to (top of Page 1)**
   Enter who prepared the document and where the Clerk should return it. Leave the space above the dotted line blank for the Clerk.
2. **Who signs**
   The current holder of the security deed (or its authorized officer).
3. **Sign before an unofficial witness and a notary (Page 3)**
   Georgia requires the signature to be attested by an unofficial witness and a notary. We can provide the witness for an additional fee. Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the Clerk of Superior Court of the county where the property is located.
- Georgia law requires the holder to cancel a paid security deed of record within 60 days after payoff.

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Qualified witnesses available for an additional fee.

Georgia-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

THIS INSTRUMENT PREPARED BY:

AFTER RECORDING, RETURN TO:

SPACE ABOVE THIS LINE FOR THE CLERK OF SUPERIOR COURT

CANCELLATION OF SECURITY DEED

(O.C.G.A. § 44-14-3)

Tax parcel ID number

Holder of the security deed: name and address
certifies that the debt secured by the security deed described below has been **paid in full**, and authorizes and directs the Clerk of Superior Court to cancel it of record.

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Grantor of security deed | Dated | Deed Book and Page

Original amount ($)

ALL THAT TRACT or parcel of land lying and being in

Land Lot / District (if applicable) | County, Georgia

Legal description (attach Exhibit A if more space is needed)

Property address

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Signed, sealed, and delivered in the presence of:

X _____
Unofficial Witness

Printed name

X _____
Notary Public

Printed name

County

My commission expires

(Notary seal)

HOLDER (by its authorized signer):

X _____
(SEAL)

X _____
(SEAL)

Printed name

Printed name

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