



**For your convenience here is a list of common documents notarized by Georgia notaries.**

**You may click on the document title to learn more about these documents along with appropriate forms when applicable.**

**If you have a form or document not listed on this page, please text me your request. I can assure you that I can help with your notary needs.**

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### [Affidavits](#)

An affidavit is a sworn statement in writing made especially under oath or on affirmation before an authorized magistrate or officer that the information you.

### [Deeds](#)

A deed is a legal document that transfers a title to a new holder of a property. The use of a deed to transfer title must be filed in the public record by an entity such as an assessor's office in order to make the document binding in the court of law. The deed is the vehicle for transferring a title but is not the title itself. The signing of a deed must be notarized and may require witnesses depending on state laws.

There are several kinds of deeds. Here is a list of the most common ones:

- [General Warranty](#) – This type of deed provides a guarantee to the buyer that the seller will defend against any other claims made against the property. The seller warrants that he or she has a clean title and that he or she has the legal authority to transfer the property to the buyer
- [Limited Warranty](#) – This deed is like the warranty deed, in that it provides a guarantee, but it only guarantees any claims made through the seller. In other words, the seller will defend the buyer against anyone who claims to have received an interest from the seller while the seller owned the property.
- [Quit Claim](#) – This type of deed only conveys the interest in the property that the seller *may* have. There is no guarantee that he has any interest in the property. He is just releasing his interest. It is important that a title search is completed so that you, as the buyer, can understand what interest you are purchasing.

**Georgia does require two (2) witnesses which cannot be related to the signer nor hold any interest in the transaction. The Notary Public can act as a witness as long as he/she has no interest in the transaction.**

### **Powers of Attorney**

A Power of Attorney, also called a POA, is a document where one person (the principal) appoints another person (the attorney-in-fact, also known as the agent or mandatary, depending on your state) to act on their behalf with respect to certain matters like finance, real estate, business, and more.

There are several kinds of Power of Attorney that can be used for different purposes.

- **Limited Power of Attorney.** A limited power of attorney gives someone else the power to act in your stead for a very limited purpose. For example, a limited power of attorney could give someone the right to sign a deed to property for you on a day when you are out of town. It usually ends at a time specified in the document.
- **General Power of Attorney.** A general power of attorney is comprehensive and gives your attorney-in-fact all the powers and rights that you have yourself. For example, a general power of attorney may give your attorney-in-fact the right to sign documents for you, pay your bills, and conduct financial transactions on your behalf. You could use a general power of attorney if you were not incapacitated, but still needed someone to help you with financial matters. A general power of attorney ends on your death or incapacitation unless you rescind it before then.
- **Durable Power of Attorney.** A durable power of attorney can be general or limited in scope, but it remains in effect after you become incapacitated. Without a durable power of attorney, if you become incapacitated, no one can represent you unless a court appoints a conservator or guardian. A durable power of attorney will remain in effect until your death unless you rescind it while you are not incapacitated.
- **Medical Power of Attorney (Advance Directive for Health Care).** An Advanced Directive for Healthcare is considered a medical power of attorney. This paperwork is presented as a template that allows a person to express end-of-life treatment wishes, names a representative to carry out these wishes, and has been created pursuant to Georgia Code O.C.G.A. Title 31 Chapter 32. In order for the finished document to be considered an authentic report of the principal's medical preferences it will need to be signed in front of two witnesses. An individual with even a general idea of how he or she wishes to be treated during a medical event will find this document a useful precaution in making sure his or her wishes are communicated properly when incapacitated and unable to represent himself or herself.

- **Grandparent Guardian of Minor Power of Attorney.** This is a form that confers powers onto a trusted grandparent to care for the principal's children for a temporary period of time. This is a form that is good to have in the event you become ill or are being deployed by the military and grandma is taking care of them. It will allow the grandparent the ability to make educational and medical decisions on behalf of your children if the need arises and you can't be reached. There is no time limit on this designation.
- **Power of Attorney Revocation** – This form is an important document to be used when you wish to cancel or revoke a power of attorney that you created in the past. In order for this form to be effective, you must give a copy to your agent and any financial institution that may have been relying on your power of attorney. A revocation is not effective unless the relevant parties know about it.

**All Power of Attorney documents require two (2) witnesses. Witnesses cannot be member of the signer's immediate family nor be a party to the transaction. The Notary Public can perform as a witness as long as she/he has no interest in the transaction.**

### **Wills and Testaments**

A will, also called a Last Will and Testament can help you protect your family and your property. In Georgia, if you die without a will, your property will be distributed according to state "intestate" laws. **Georgia's Laws of Intestate** gives your property to your closest relatives, beginning with your spouse and children. In Georgia a will does not need to be notarized to be valid. But choosing to have your will notarized and witnessed by two (2) disinterested parties will make your will self-proving which in turn speeds up the **probate** process.

### **Georgia Department of Public Health Forms**

The Georgia Department of Health issues many kinds of forms that need to be notarized. For example, the **Acknowledgement of Paternity Form 3940**, and the Amended **Certificate of Birth by Legitimation Form 3929**.

### **Assistance in hospitals, hospices, and assisted living facilities.**

The need of a mobile notary cannot be more necessary than in the following circumstances. Assisting clients in their most vulnerable moments is primordial. In all cases, if competency of a Client is in doubt, the need to seek help from an attorney may be necessary. If the client doesn't hold a valid government issued ID, or if the client, although competent, isn't able to sign her/his name, there are options for these situations, and as your notary, I make sure

that all available options are investigated so important decisions are made and documents can be executed properly under my Georgia commission.