

UNCONDITIONAL WAIVER AND RELEASE

UPON FINAL PAYMENT

STATE OF GEORGIA

COUNTY OF \_\_\_\_\_

THE UNDERSIGNED MECHANIC AND/OR MATERIALMAN HAS BEEN EMPLOYED BY \_\_\_\_\_(NAME OF CONTRACTOR) TO FURNISH \_\_\_\_\_ (DESCRIBED MATERIALS AND/OR LABOR) FOR THE CONSTRUCTION OF IMPROVEMENTS KNOWN AS \_\_\_\_\_(TITLE OF THE PROJECT OR BUILDING), WHICH IS LOCATED IN THE CITY OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, GEORGIA AND IS OWNED BY \_\_\_\_\_(NAME OF OWNER) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

\_\_\_\_\_  
\_\_\_\_\_

(DESCRIBE THE PROPERTY UPON WHICH THE IMPROVMENTS WERE MADE BY USING EITHER A METES AND BOUNDS DESCRIPTION, THE LAND LOT DISTRICT, BLOCK AND LOT NUMBER, OR STREET ADDRESS OF THE PROJECT)

UPON RECEIPT OF THE SUM OF \$\_\_\_\_\_, THE MECHANIC AND/OR MATERIALMAN WAIVES AND RELEASES ANY AND ALL LIENS OR CLAIMS OF LIENS IT HAS UPON THE FOREGOING DESCRIBED PROPERTY OR ANY RIGHTS AGAINST ANY LABOR AND/OR MATERIAL BOND THROUGH THE DATE OF \_\_\_\_\_(DATE) AND EXCEPTING THOSE RIGHTS AND LIENS THAT THE MECHANIC AND/OR MATERIALMAN MIGHT HAVE IN ANY RETAINED AMOUNTS, ON ACCOUNT OF LABOR OR MATERIALS, OR BOTH, FURNISHED BY THE UNDERSIGNED TO OR ON ACCOUNT OF SAID CONTRACTOR OR SAID PROPERTY.

GIVEN UNDER HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_(Seal.)  
NAME OF MECHANIC/MATERIALMAN

\_\_\_\_\_  
(PLEASE TYPE OR PRINT NAME AND  
TITLE UNDER SIGNATURE)

\_\_\_\_\_  
(INSERT ADDRESS OF  
MECHANIC/MATERIALMAN)

SIGNED, SEALED AND DELIVERED THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

IN THE PRESENCE OF:

\_\_\_\_\_  
UNOFFICIAL WITNESS

\_\_\_\_\_  
(PRINT NAME)

\_\_\_\_\_  
(ADDRESS)

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(PRINT NAME)

\_\_\_\_\_  
(ADDRESS)

**NOTICE:**

**WHEN YOU EXECUTE AND SUBMIT THIS DOCUMENT, YOU SHALL BE CONCLUSIVELY DEEMED TO HAVE BEEN PAID IN FULL THE AMOUNTS STATED ABOVE, EVEN IF YOU HAVE NOT ACTUALLY RECEIVED SUCH PAYMENT, SIXTY (60) DAYS AFTER THE DATE STATED ABOVE UNLESS YOU FILE EITHER AN AFFIDAVIT OF NON-PAYMENT OR A CLAIM OF LIEN PRIOR TO THE EXPIRATION OF SUCH SIXTY (60) DAY PERIOD. THE FAILURE TO INCLUDE THIS NOTICE LANGUAGE ON THE FACE OF THE FORM SHALL RENDER THE FORM UNENFORCEABLE AND INVALID AS A WAIVER AND RELEASE UNDER O. C. G. A. §44-14-366.**