

# UNIVERSAL SURETY OF AMERICA

## NOTARY PUBLIC BOND

STATE OF ALABAMA

COUNTY OF Shelby

20240111000009480 1/4 \$69.00  
Shelby Cnty Judge of Probate, AL  
01/11/2024 10:25:14 AM FILED/CERT  
Bond No. 005001035

KNOW ALL PERSONS BY THESE PRESENTS:

That we, Lynn Travis Garnett, as Principal, and UNIVERSAL SURETY OF AMERICA, a corporation duly licensed to do business in the State of Alabama, as Surety, are held and firmly bound unto the State of Alabama, in the sum of FIFTY THOUSAND DOLLARS (\$50,000), for the payment of which well and truly to be made and done, we bind ourselves, our heirs, executors, administrators and assigns, firmly by these presents, and we hereby waive our right to claim personal property exempt under the laws of Alabama.

Sealed with our seals, and dated this 11 day of January, 2024.

The condition of the above obligation, that whereas the above bound Principal was duly appointed to the office of Notary Public on the 11 day of January, 2024; for the term of four years from the date of Notary Commission in State of Alabama at Large in and for said County.

Now, if the said Principal shall faithfully perform and discharge all the duties of said office during his continuance therein then the above obligation to be void, otherwise to remain in full force and effect.



exp. 1/11/28

X Lynn Travis Garnett (L.S.)  
Signature of Applicant - Principal

UNIVERSAL SURETY OF AMERICA

By Jack Diestelhorst (L.S.)  
Jack Diestelhorst, Attorney-in-Fact

Taken and approved this 11 day of January, 2024.

Allen S. Boyd  
Judge of Probate

### OATH OF OFFICE

STATE OF ALABAMA

COUNTY OF shelby

I, Lynn Travis Garnett, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Alabama, so long as I continue a citizen thereof; and that I will faithfully and honestly discharge the duties of the office upon which I am about to enter, to the best of my ability, so help me God.

X Lynn Travis Garnett  
Signature of Principal

I, the undersigned authority, in and for said County and State, hereby certify that Lynn Travis Garnett whose name is signed to the foregoing and who ☒ is personally known to me ☐ or produced photo identification issued by a governmental entity or agency, who being first duly sworn on oath, acknowledged before me on this day, that the statements contained herein are true and correct and (s)he executed the same voluntarily on the day the same bears date.

Given under my hand this the 5<sup>th</sup> day of January, 2024.

XX Ann R. Sweatt  
Notary Public Signature

My Commission Expires: 1-15-2024



UNIVERSAL SURETY OF AMERICA

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

20240111000009480 2/4 \$69.00  
Shelby Cnty Judge of Probate, AL  
01/11/2024 10:25:14 AM FILED/CERT

That UNIVERSAL SURETY OF AMERICA, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arkansas, California, Colorado, Delaware, District of Columbia, Florida, Georgia, Idaho, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Jack Diestelhorst

of Tallahassee, State of FL, as Attorney-in-Fact, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, all the following classes of documents to wit:

Notary Public Bonds & Notary Errors & Omissions Policies not to exceed \$100,000.

This appointment is made under and by authority of the following resolution adopted by the Board of Directors of Universal Surety of America at a meeting held on the 21st day of July, 2006, to-wit:

"BE IT RESOLVED, that the President, and any Vice President, Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company."

"RESOLVED that the signature of any officer of the corporation, and the seal of the corporation may be affixed or printed by facsimile to any power of attorney of the corporation, and that such printed facsimile signature and seal shall be valid and binding upon the corporation."

In Witness Whereof, the said UNIVERSAL SURETY OF AMERICA has caused these presents to be executed by its Vice President with the corporate seal affixed this 28th day of December, 2023.

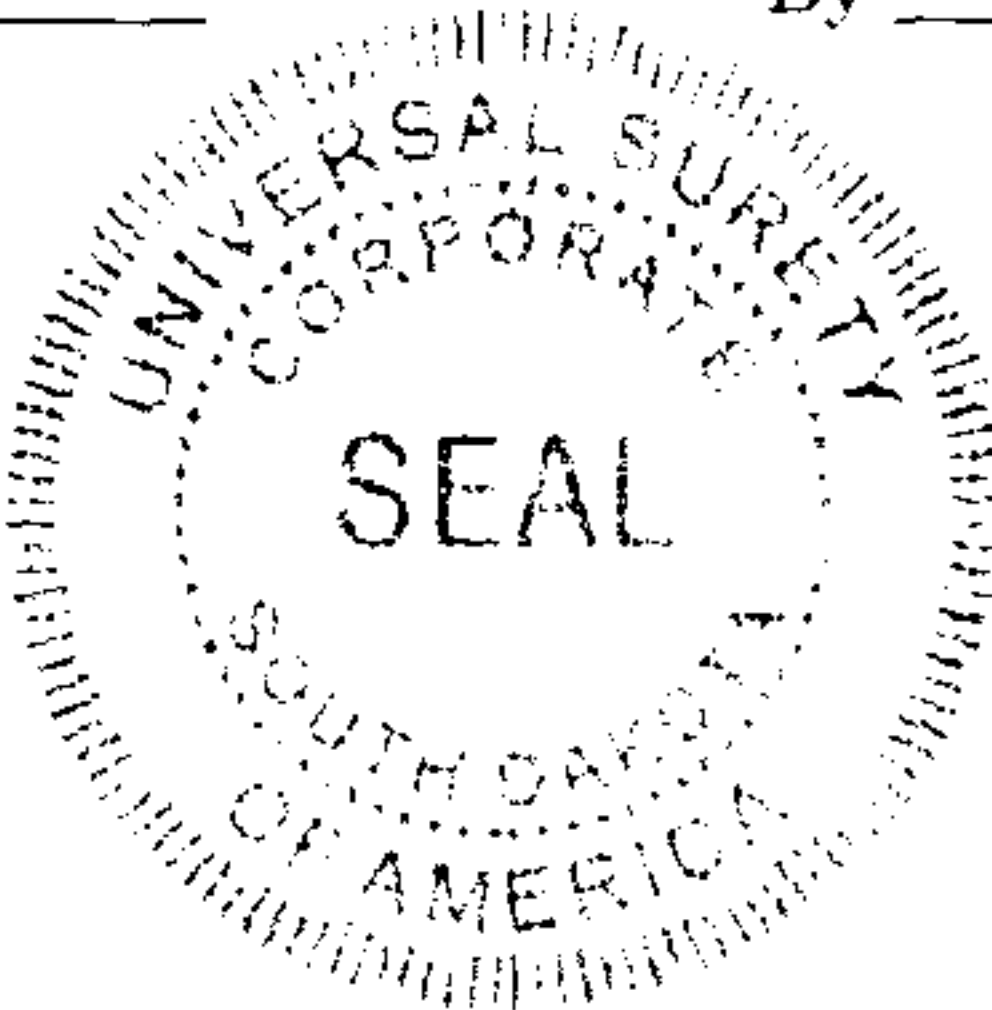
ATTEST

UNIVERSAL SURETY OF AMERICA

Anita K. Brenneman, Assistant Secretary

By Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA } ss  
COUNTY OF MINNEHAHA }



On this 28th day of December, 2023, before me, a Notary Public, personally appeared Paul T. Bruflat and Anita K. Brenneman who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said UNIVERSAL SURETY OF AMERICA, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



M. Bent  
Notary Public

My Commission Expires March 2, 2026

**Allison S. Boyd**

*Judge of Probate*

**Kimberly A. Melton**

*Chief Clerk*



Judicial Division - (205) 670-5210

Recording Division - (205) 670-5220



20240111000009480 3/4 \$69.00  
Shelby Cnty Judge of Probate, AL  
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## Probate Court of Shelby County, Alabama

Post Office Box 825 • Columbiana, Alabama 35051

website: [www.shelbyal.com/285/Probate-Court](http://www.shelbyal.com/285/Probate-Court)

Below you will find your Commission as a Notary Public. Please detach the commission card and keep it in a secure place. If your commission is being renewed this card will replace any previously issued commission card. Note that your commission card indicates the term of your current commission and it is important that you begin the renewal process in advance of the expiration of your commission to ensure there is no break in service.

The office of Notary Public is a serious and responsible public office and should not be taken lightly. Abuse of the office or irresponsibility in the performance of notarial duties can result in grave consequences. If a Notary Public has doubts about the propriety of any action, he or she should seek competent professional advice before he or she acts.

A Notary Public is a public officer whose function it is:

1. To administer oaths; and
2. To attend and certify, by his signature and official seal, certain classes of documents, in order to give them credit and authenticity; and
3. To take acknowledgments of deeds and other conveyances and certify the same; and
4. To perform certain official acts, chiefly in commercial matters, such as the protesting of notes and bills, the notice of foreign drafts, and marine protests in cases of damage.

You will need to obtain your notarial seal prior to performing any official acts. It is required that your notarial seal reflect your name as stated in the below commission card.

### NOTARY PUBLIC COMMISSION

In the name of the State of Alabama and pursuant to the authority granted me as Judge of Probate for Shelby County, I hereby Commission Lynn Travis Garnett as Notary Public for the State at Large for the term beginning on 01/11/2024 and ending on 01/11/2028.



*Allison S. Boyd*

ALLISON S. BOYD  
JUDGE OF PROBATE



20240111000009480 4/4 \$69.00  
Shelby Cnty Judge of Probate, AL  
01/11/2024 10:25:14 AM FILED/CERT

Notary-2023-000146  
Lynn Travis Garnett

|                  |  |   |
|------------------|--|---|
| State of Alabama | <b>APPLICATION FOR NOTARY<br/>PUBLIC COMMISSION</b><br>(MUST BE A RESIDENT OF COUNTY WHERE<br>APPLICATION IS MADE) | In the Probate<br>Court of<br><u>Shelby</u><br>County |
|------------------|--|---|

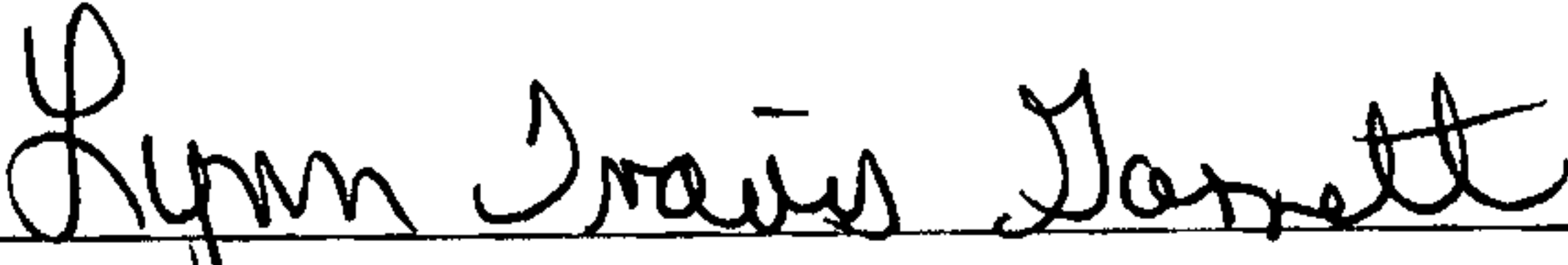
\$10.00\* APPLICATION FEE IS DUE AT THE TIME APPLICATION IS SUBMITTED

Date: 10/31/23

1. Name: Lynn Travis Garnett  
(Print your name as it appears on driver's license, non-driver ID, or other current valid photo ID)
2. Home Address: 401 Heatherwood Forest Circle Apt/Suite #: \_\_\_\_\_
3. City/State/Zip: Birmingham, AL 35244 County of Residence Shelby
4. Mailing Address (If Different): \_\_\_\_\_
5. Date Of Birth: 10/26/1965 Email Address lynn@genrevproperties.com
6. Phone Numbers: Work 205-979-3970 Home 205-902-3830
7. Have you ever been convicted of a felony or crime of moral turpitude? \_\_\_ YES ☒ NO (If YES, Please Provide Details On Page 2)
8. Are you currently a debtor in a bankruptcy proceeding? \_\_\_ YES ☒ NO
9. Are you currently under an order adjudicating you incapacitated? \_\_\_ YES ☒ NO
10. Are you currently or have you ever been a commissioned notary public in Alabama?  
☒ YES (County Shelby Expiration Date: 9-15-2019) \_\_\_ NO
11. Lynn Travis Garnett  
(Print Your Name Exactly As It Is To Appear On Notary Commission)

BY SIGNING BELOW I CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM ABLE AND WILLING TO COMPLETE THE MANDATORY TRAINING FOR NOTARY PUBLICS (UNLESS EXEMPT BY LAW) WITHIN 30 DAYS OF THE DATE OF THIS APPLICATION. I FURTHER ACKNOWLEDGE THAT I UNDERSTAND THAT THE \$10.00\* APPLICATION FEE IS NON-REFUNDABLE AND TIME IS OF THE ESSENCE (I.E. TIME DEADLINES ARE STRICTLY ENFORCED.)

ALL STATEMENTS CONTAINED IN THIS APPLICATION ARE MADE UNDER THE PENALTY OF PERJURY. THE CRIME OF PERJURY IS PUNISHABLE BY FINE AND/OR IMPRISONMENT.

Signature:   
This should be your usual signature and match the name printed on Line 11.  
**THIS SHOULD BE THE SIGNATURE YOU USE WHEN NOTARIZING A DOCUMENT**

\* \$10.00 Application Fee PLUS any applicable county fees