



20260312000072410 1/6 \$69.00  
Shelby Cnty Judge of Probate, AL  
03/12/2026 10:41:28 AM FILED/CERT

# Western Surety Company

## NOTARY PUBLIC BOND

THE STATE OF ALABAMA,  
Jefferson COUNTY

KNOW ALL PERSONS BY THESE PRESENTS: Bond No. 73739487N

That we, Tiffany Nix,  
as Principal, and WESTERN SURETY COMPANY, 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 (\$\$50,000.00), 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 12<sup>th</sup> day of March, 2026.

The condition of the above obligation, That whereas the above bound Principal was duly appointed to the office of Notary Public on the 12<sup>th</sup> day of March, 2026; for the term of 04 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 2-3-2030

Tiffany Nix (L.S.)  
Principal

WESTERN SURETY COMPANY

By Anita K Breneman  
Appointed Agent of Surety Anita K. Breneman

By Amy Kauter (L.S.)  
Vice President

Taken and approved this 12<sup>th</sup> day of March, 2026.

Ann S. Bayl  
Judge of Probate

THE STATE OF ALABAMA,  
Shelby COUNTY }

### OATH OF OFFICE

I, Tiffany Nix 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.

Subscribed and sworn to before me this 12<sup>th</sup> day of March, 2026.

Joann Ziolkowski Notary Public

Tiffany Nix Principal

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, 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, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, 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

Larry Kasten of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One NOTARY PUBLIC CC# 018011

bond with bond number 73739487N

for TIFFANY NIX  
as Principal in the penalty amount not to exceed: \$50,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

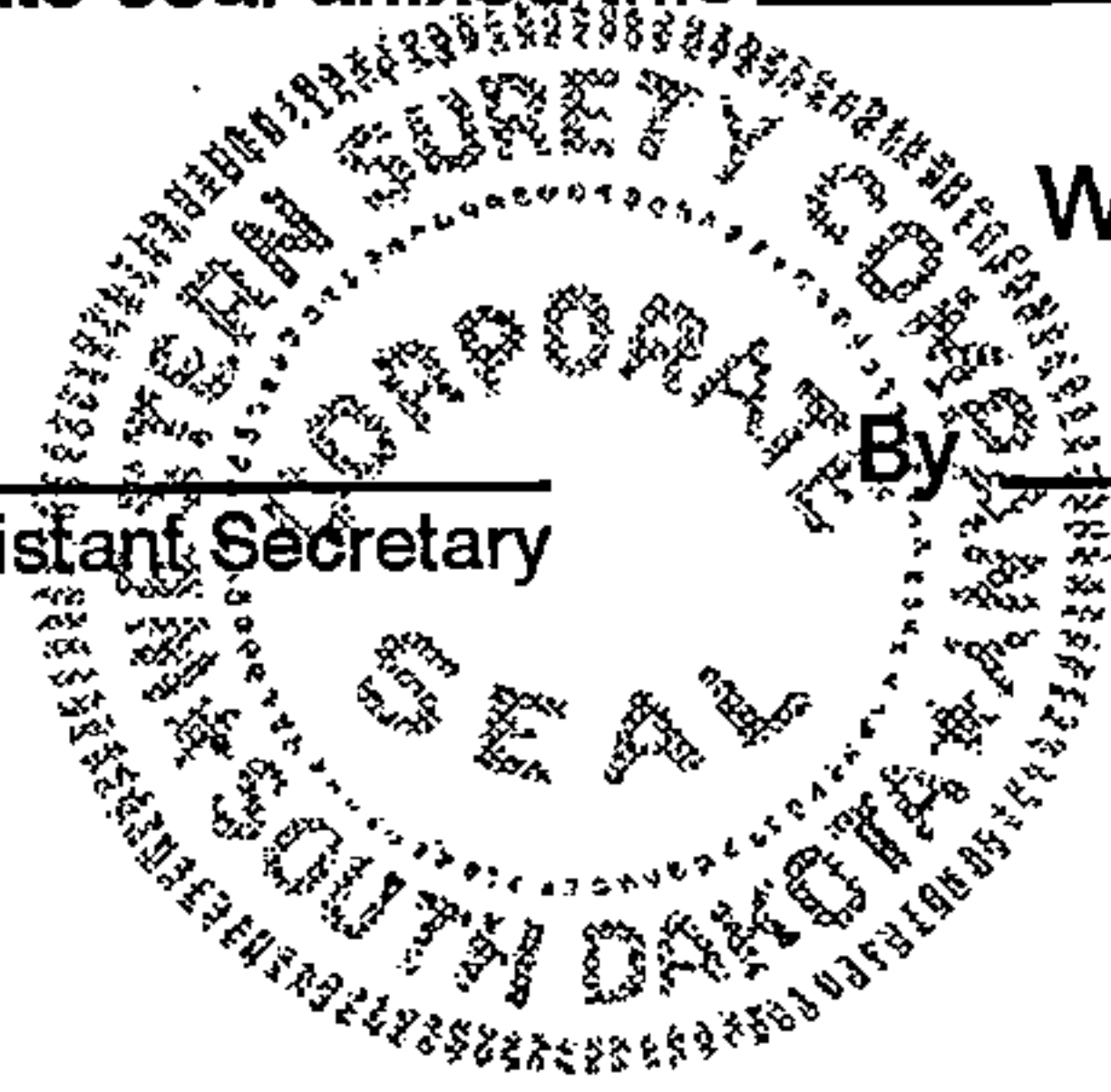
This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 3rd day of February, 2026.

ATTEST

L. Bauder  
L. Bauder, Assistant Secretary

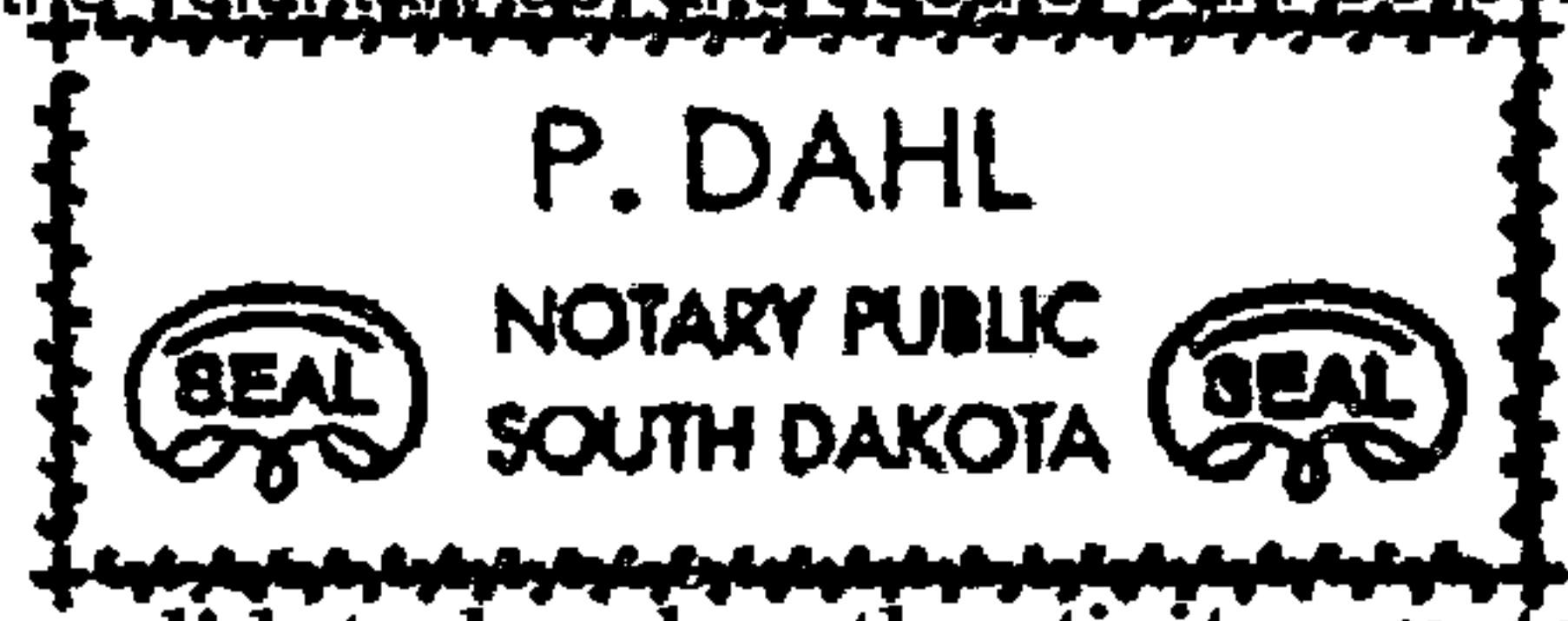


Larry Kasten  
Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 03 day of February, 2026, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

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 WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



P. Dahl  
Notary Public

My Commission Expires June 18, 2031

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond Coverage.





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# Western Surety Company

## RIDER

To be attached to and form part of Bond No. 73739487N

It is hereby mutually agreed and understood by and between Western Surety Company and **Tiffany Nix**

that instead of as originally written; the bond is changed or revised in the particulars checked below:

**Principal Name changed to: Tiffaney Nix**

**Principal Address changed to:**

**Vehicle/Vessel/Hull Information changed to:**

**Lost Instrument Information changed to:**

**Identification Number changed to:**

**Penalty Amount changed to:**

**Additional or Event Location:**

**Effective Date changed to:**

**Expiration Date changed to:**

**The following bond information changed:**

But in no event shall Western Surety Company's total liability for all locations exceed the aggregate amount set forth in the bond, regardless of the number of years this bond remains in force, the number of claims made, or the number of renewal premiums payable or paid.

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This Rider becomes effective on the 11th day of March, 2026.

Signed this 11th day of March, 2026.

WESTERN SURETY COMPANY

By: Larry Kasten  
Larry Kasten, Vice President





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Larry Kasten of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Notary Public Cc# 018011

bond with bond number 73739487N

for Tiffany Nix  
as Principal in the penalty amount not to exceed: \$50,000.00

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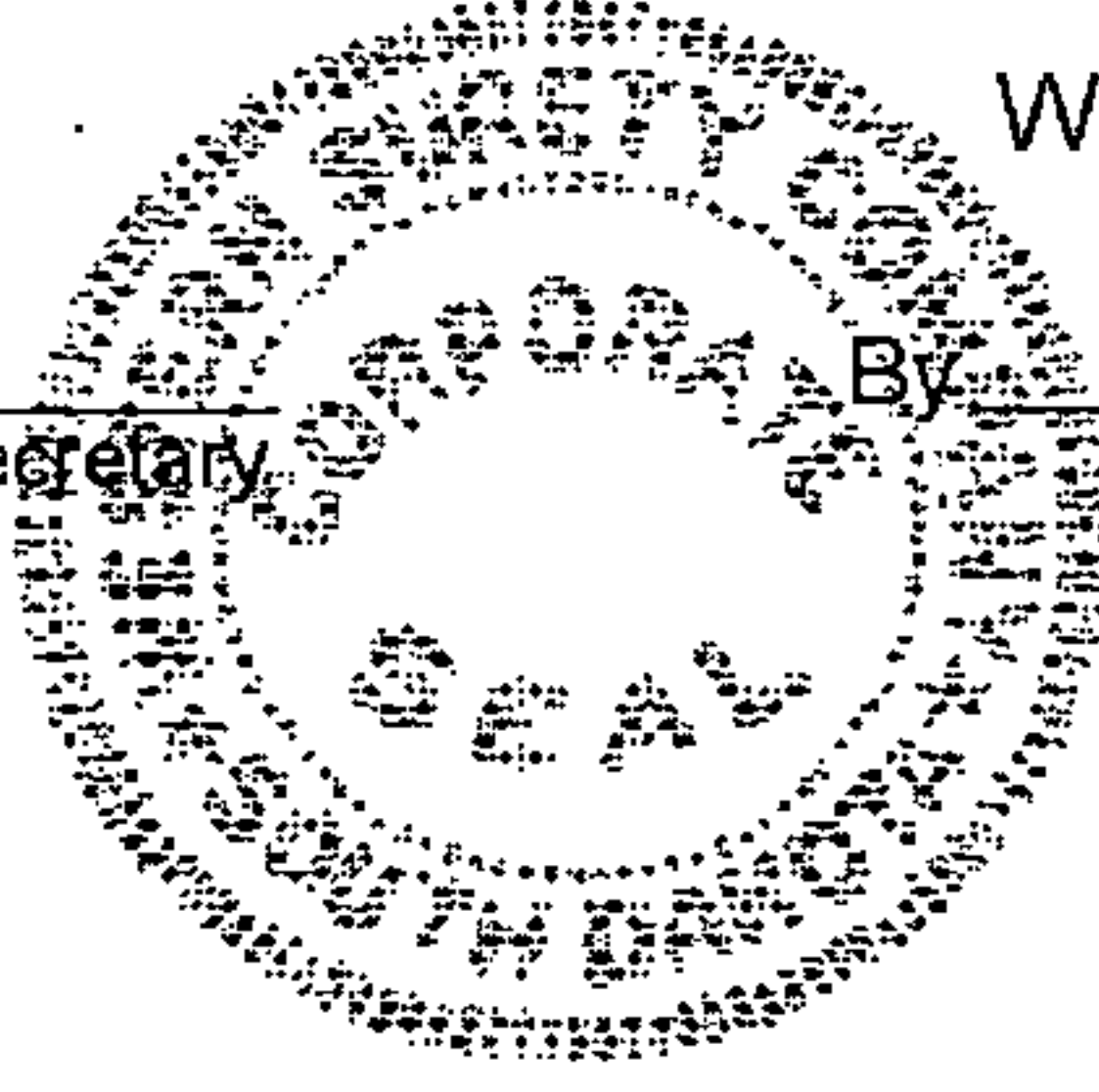
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ATTEST

L. Bauder  
L. Bauder, Assistant Secretary

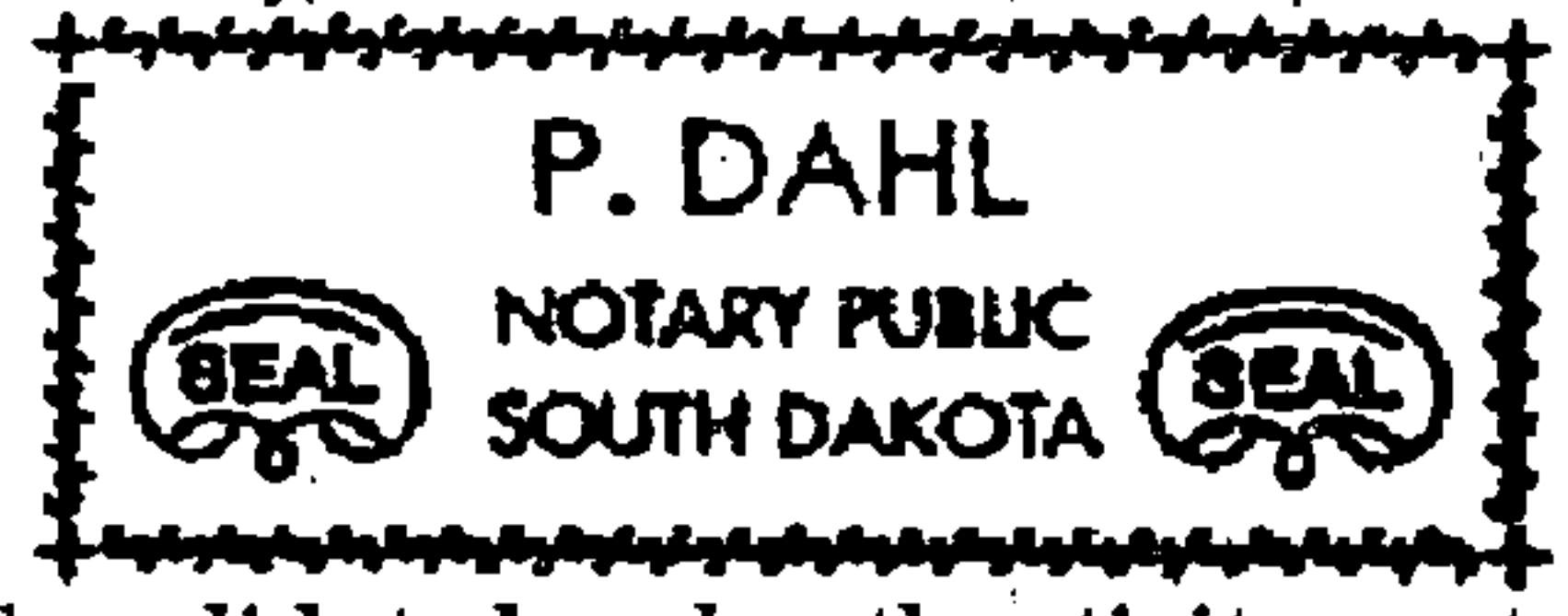


WESTERN SURETY COMPANY  
By Larry Kasten  
Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 11th day of March, 2026, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

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 WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



My Commission Expires June 18, 2031

P. Dahl  
Notary Public

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond Coverage.



Allison S. Boyd  
Judge of Probate

Kimberly A. Melton  
Chief Clerk



Judicial Division - (205) 670-5210

Recording Division - (205) 670-5220



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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

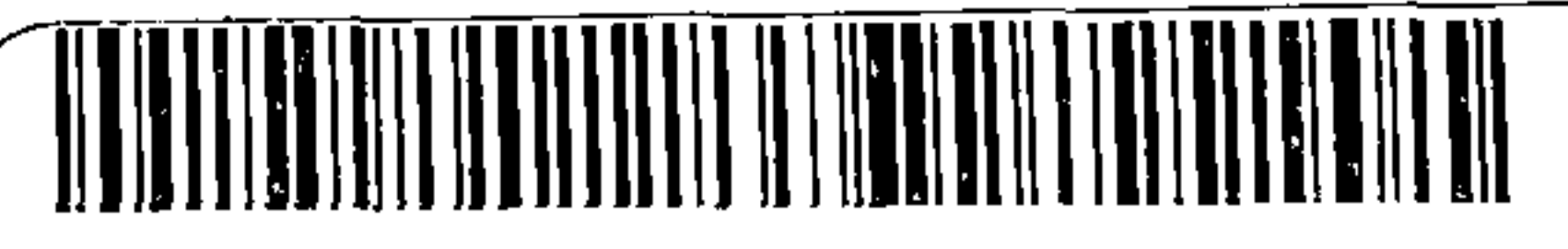
In the name of the State of Alabama and pursuant to the authority granted me as Judge of Probate for Shelby County, I hereby Commission Tiffany Nix as Notary Public for the State at Large for the term beginning on 3/12/2026 and ending on 2/03/2030.



*Allison S. Boyd*

ALLISON S. BOYD  
JUDGE OF PROBATE

2026 - 0095



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State of Alabama	<b>APPLICATION FOR NOTARY PUBLIC COMMISSION</b> (MUST BE A RESIDENT OF COUNTY WHERE APPLICATION IS MADE)	In the Probate Court of <u>Jefferson</u> County
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**\$10.00\* APPLICATION FEE IS DUE AT THE TIME APPLICATION IS SUBMITTED**

Date: \_\_\_\_\_

1. Name: Tiffaney Nix  
(Print your name as it appears on driver's license, non-driver ID, or other current valid photo ID)
2. Home Address: 4701 Heatherbrooke Rd Apt/Suite #: \_\_\_\_\_
3. City/State/Zip: Birmingham, AL 35242 County of Residence Jefferson
4. Mailing Address (If Different): \_\_\_\_\_
5. Date Of Birth: 05/31/1986 Email Address tiffaney.nix@regions.com
6. Phone Numbers: Work 205-766-8120 Home \_\_\_\_\_
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 Jefferson Expiration Date: 10/22/24) \_\_\_ NO
11. Tiffaney Nix  
(Print Your Name Exactly As It Is To Appear On Notary Commission)

BY SIGNING BELOW I CERTIFY THAT ALL INFORMATION CONTAINED HEREIN (PAGES ONE AND TWO) 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 FEAR OF THE PENALTY OF PERJURY. THE CRIME OF PERJURY IS PUNISHABLE BY FINE AND/OR IMPRISONMENT.

Signature: \_\_\_\_\_

*Tiffaney Nix*

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

