

Bessemer, AL 35022
Attn: Amanda J. Zachman

MEMORANDUM OF MVR HOMEOWNER BENEFIT AGREEMENT

THIS MEMORANDUM OF MVR HOMEOWNER BENEFIT AGREEMENT (as amended from time to time, the "Memorandum"), dated as of April 8, 2022 (the "Effective Date"), is by and between **Paul A Odell**, herein called "Property Owner", whose address is 123 Lake Lane, Alabaster, AL, 35007, (include marital status) and MV REALTY of ALABAMA LLC, an ALABAMA limited liability company, and/or its assigns or designees, herein called "Company", whose address is 8072 Pecan Dr, Bessemer, AL 35022.

WITNESSETH:

1. That by that certain MVR Homeowner Benefit Agreement, dated as of Effective Date (the "Agreement") by and between Company and Property Owner, Property Owner has agreed to grant Company the exclusive right to act as listing agent for any sale of the Property Owner's property should the Property Owner decide to sell such property during the term of the Agreement, which property is legally described as follows (the "**Property**"):

DIST:02 CITY/MUNI/TWP:ALABASTER SEC/TWN/RNG/MER:SEC 36 TWN 20S RNG 03W COM SW COR
NW1/4 NE1/4 N472.83 TO POB CONT N181.55 E101.23 S181.63 W TO POB MAP REF:MAP 137361000

137361001021001

123 Lake Ln, Alabaster, AL, 35007

2. The term of the Agreement began on the Effective Date (the "Commencement Date") and expires on the earlier of: (i) the date the Property is sold in accordance with the Agreement, and (ii) the date that is forty (40) years after the Commencement Date (the "Term"), unless otherwise terminated in accordance with its terms.
3. This instrument does not alter, amend, modify or change the Agreement in any respect. It is executed by the parties solely for the purpose of recordation in the Public Records of **Shelby County, Alabama**, and it is the intent of the parties that it shall be so recorded and shall give notice of, and confirm the, Agreement and all of its terms to the same extent as if all the provisions of the Agreement were fully set forth herein, including, without limitation, that **the obligations of Property Owner under the Agreement create a lien on the Property, constitute covenants running with the land constitute covenants running with the land and shall bind future successors-in-interest to title to the Property.** All capitalized terms used in this Memorandum which are not defined herein shall have the meanings ascribed to them in the Agreement.
4. There may be amounts due and owing to Company, and prior to any deed transfer or conveyance, confirmation from Company on amounts due must be obtained by the title company or third party closing agent.

IN WITNESS WHEREOF, the parties have caused this Memorandum to be duly executed as of the date first written above.

PROPERTY OWNER:

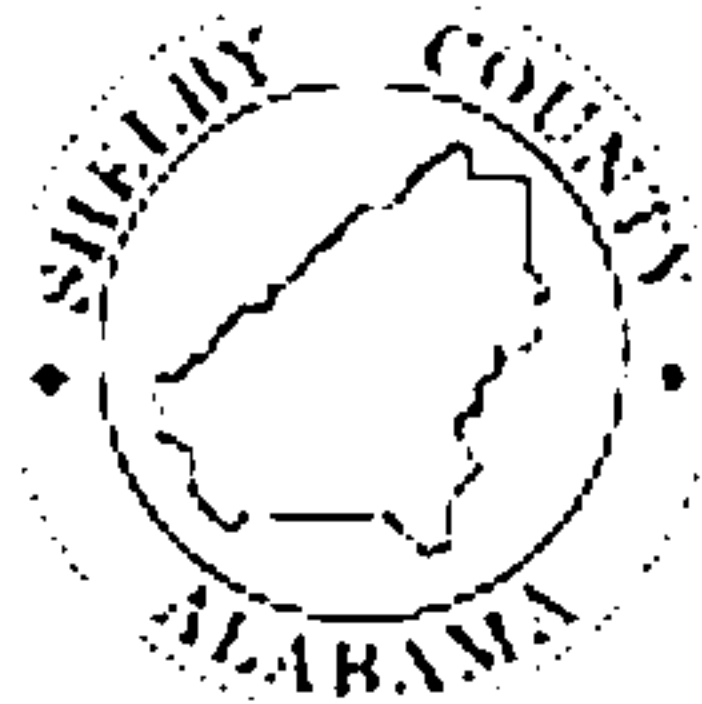
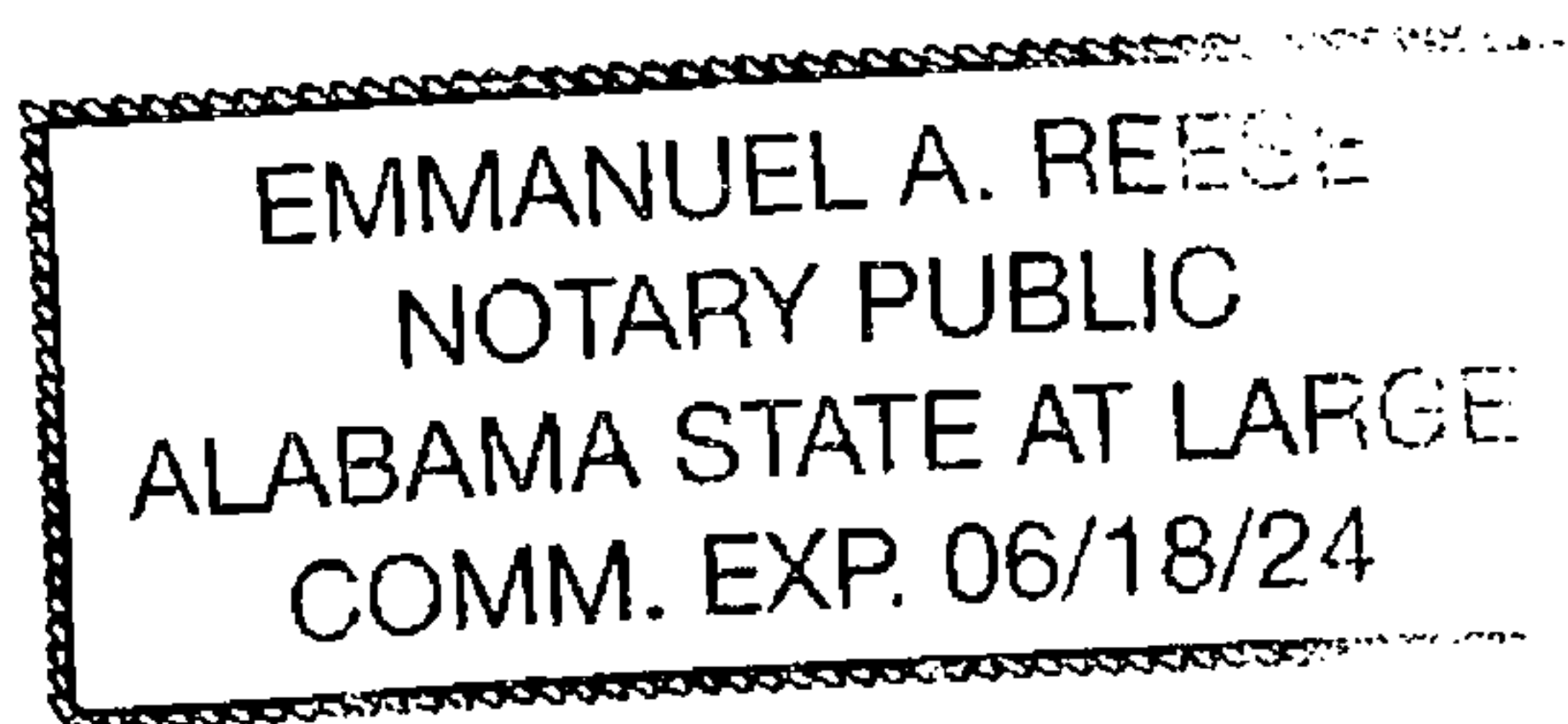
By: [Signature]
Name: Paul A Odell

Date: 4/8/2022
THE STATE OF ALABAMA)
Shelby COUNTY) SS:

I, Emmanuel A. Reese, a Notary Public, hereby certify that Paul A. Odell whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 8th day of April, A.D. 2022

[NOTARIAL SEAL]

Signature: Emmanuel A. Reese
Print Name: Emmanuel A. Reese
Notary Public, State of Alabama
Commission #: 6115
My Commission Expires: 6/15/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/18/2022 09:50:42 AM
\$25.00 JOANN
20220418000157730

MV REALTY of ALABAMA, LLC

By: Amanda J. Zachman "Electronically Signed"
Name: Amanda J. Zachman, Officer
Date: 04/12/2022

Alexis Beyl

State of Virginia | County of Arlington) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of April, 2022, by Amanda J. Zachman, who is personally known to me or who has produced Driver License as identification.

[NOTARIAL SEAL]

Signature: [Signature]
Print Name: Chirag Patel
Notary Public, State of Florida
Commission #: 7679556