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04/19/2022 03:47:47 PM
AGREEMNT 1/3

THIS INSTRUMENT WAS PREPARED UNDER THE SUPERVISION OF:
Jesus E. Cuza, Esq., on behalf of
MV REALTY OF ALABAMA, LLC
8072 Pecan Dr.
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 3-30-22 (the "Effective Date"), is by and between **ANNABELLE STUART BALDWIN**, herein called "Property Owner", whose address is 232 Waterford Cove Trl, Calera, AL, 35040, (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.

W I T N E S S E T H:

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**"):

LOT:617 CITY/MUNI/TWP:CALERA SEC/TWN/RNG/MER: SEC 34 TWN 21S RNG 02W
SEC/TWNSHP/RAN 34 21S 02W NBRHD: 03 WATERFORD COVE R-2 MAP REF:MP 38 PG 6

228341008017000

232 Waterford Cove Trl, Calera, AL, 35040

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: Annabelle Stuart Baldwin
Name: ANNABELLE STUART BALDWIN

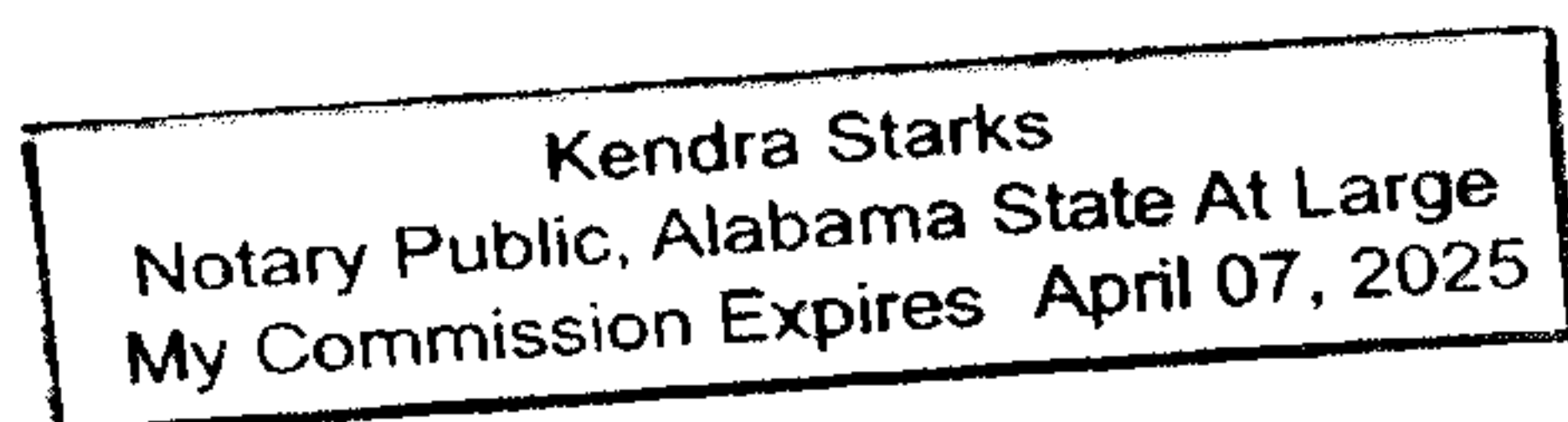
Date: 3/30/22
THE STATE OF ALABAMA)

Shelby) ss:
COUNTY)

I, Kendra Starks, a Notary Public, hereby certify that Annabelle Stuart Baldwin 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 30 day of March, A.D. 2022

[NOTARIAL SEAL]

Signature: Kendra Starks
Print Name: Kendra Starks
Notary Public, State of Alabama
Commission #: April 7, 2025
My Commission Expires: April 7, 2025



MV REALTY of ALABAMA, LLC

By: Amanda J. Zachman
Name: Amanda J. Zachman, Officer
Date: 04/15/2022

"Electronically Signed"

State of Virginia | County of Arlington

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 15 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: Chirag Patel
Print Name: Chirag Patel
Notary Public, State of Florida
Commission #: 7679556
My Commission Expires: June 30, 2024

Document Notarized using a Live Audio-Video Connection



Agreed to, signed, sealed and delivered:
PROPERTY OWNER:

By: Annabelle Stuart Baldwin

Name: ANNABELLE STUART BALDWIN

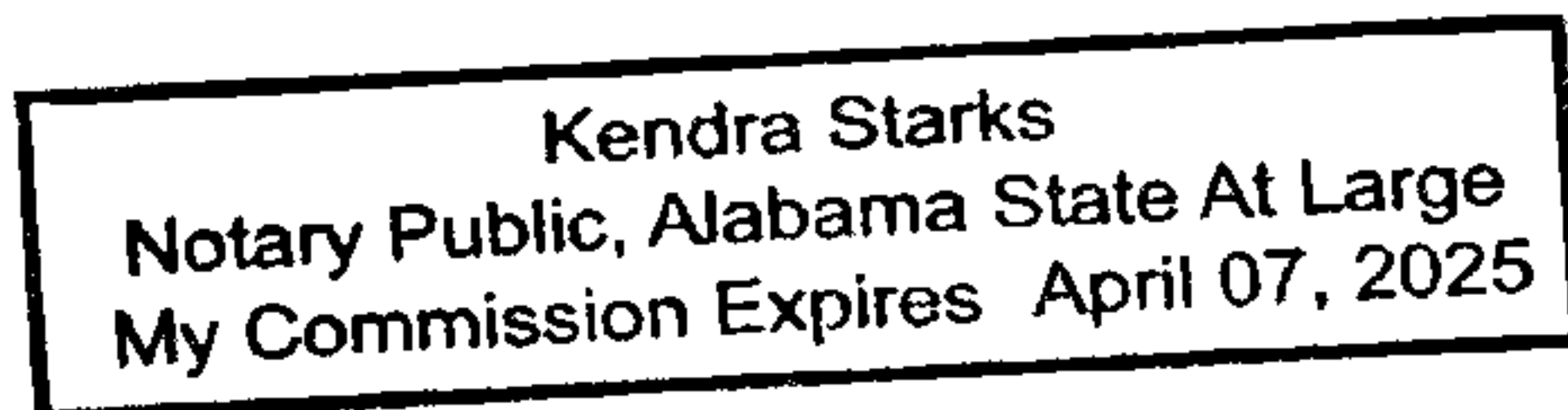
Date: 3-30-22

THE STATE OF ALABAMA)

Shelby) ss: COUNTY)

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Annabelle Stuart Baldwin whose name is signed to the foregoing conveyance, and who is
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the same voluntarily on the day the same bears date. Given under my hand this 30 day of March, A.D. 20 22

[NOTARIAL SEAL]



Kendra Starks
Print Name: Kendra Starks
Notary Public, State of ALABAMA
Commission #: _____
My Commission Expires: April 7, 2025

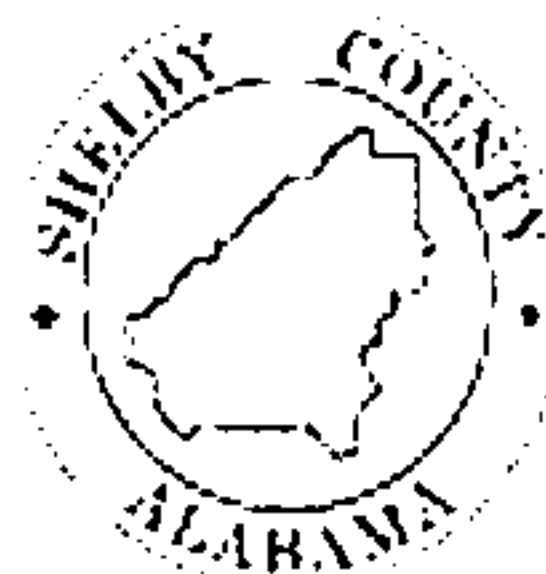
COMPANY:

MV REALTY OF ALABAMA, LLC, an Alabama limited liability company

By: Amanda J. Zachman "Electronically Signed"
Name: Amanda J. Zachman
Title: Officer
Date: 04/15/2022

Effective Date of Agreement: 03/30/2022

WITNESSES Dipali Patel
By: _____
Name: 04/15/2022
Date: Dipali Patel
By: Nidhi Patel
Name: 04/15/2022
Date: Nidhi Patel



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2022 03:47:47 PM
\$28.00 JOANN
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Allen S. Bayl