

20220421000163370
04/21/2022 08:45:01 AM
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 (this "Memorandum")(as amended from time to time, this "Memorandum"), dated as of (the "Effective Date"), is by and between **Debbie B. Turpin**, herein called "Property Owner", whose address is 157 River Crest Ln, Helena, AL, 35080,(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:2078 CITY/MUNI/TWP:HELENA SUBD:OLD CAHABA V 6TH ADDITION
SEC/TWN/RNG/MER:SEC 30 TWN 20S RNG 03W SEC/TWNSHP/RAN 30 20S 03W NBRHD: 06 OLD
CAHABA 5 R-2 MAP REF:MP 37 PG 62

139301003067000

157 River Crest Ln, Helena, AL, 35080

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 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.

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

By: Debbie B. Turpin

Name: Debbie B. Turpin

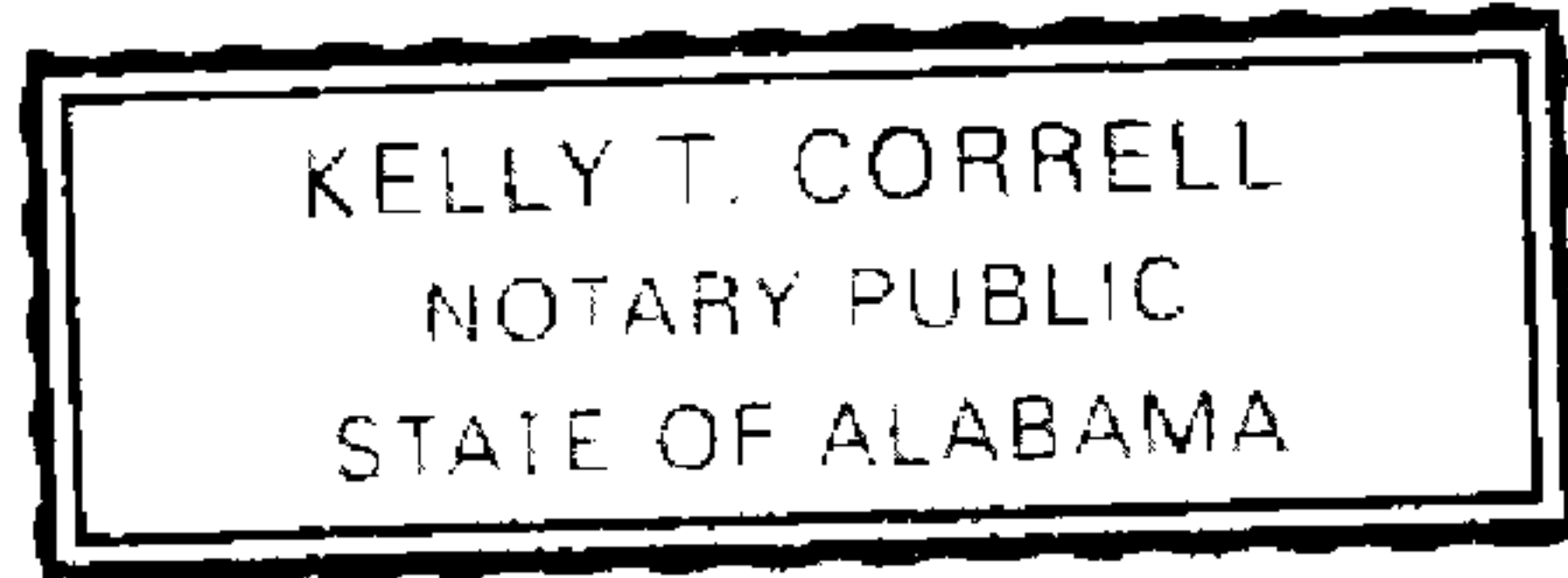
Date: 2-19-2022

STATE OF ALABAMA)

Shelby) ss: COUNTY)

I, Kelly T. Correll, a Notary Public, hereby certify that Debbie B. Turpin 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 19 day of Feb, A.D. 2022.

[NOTARIAL SEAL]



Kelly T. Correll
Print Name: Kelly T. Correll
Notary Public, State of ALABAMA
Commission #: N/A
My Commission Expires: 9-15-24

COMPANY:

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

By: Amanda J. Zachman

"Electronically Signed"

Name: Amanda J. Zachman

Title: Officer

Date: 04/17/2022

Effective Date of Agreement: 02/19/2022

WITNESSES: Dipali Patel

By: _____

Name: Dipali Patel

Date: 04/17/2022

By: Nidhi Patel

Name: Nidhi Patel

Date: 04/17/2022

PROPERTY OWNER:

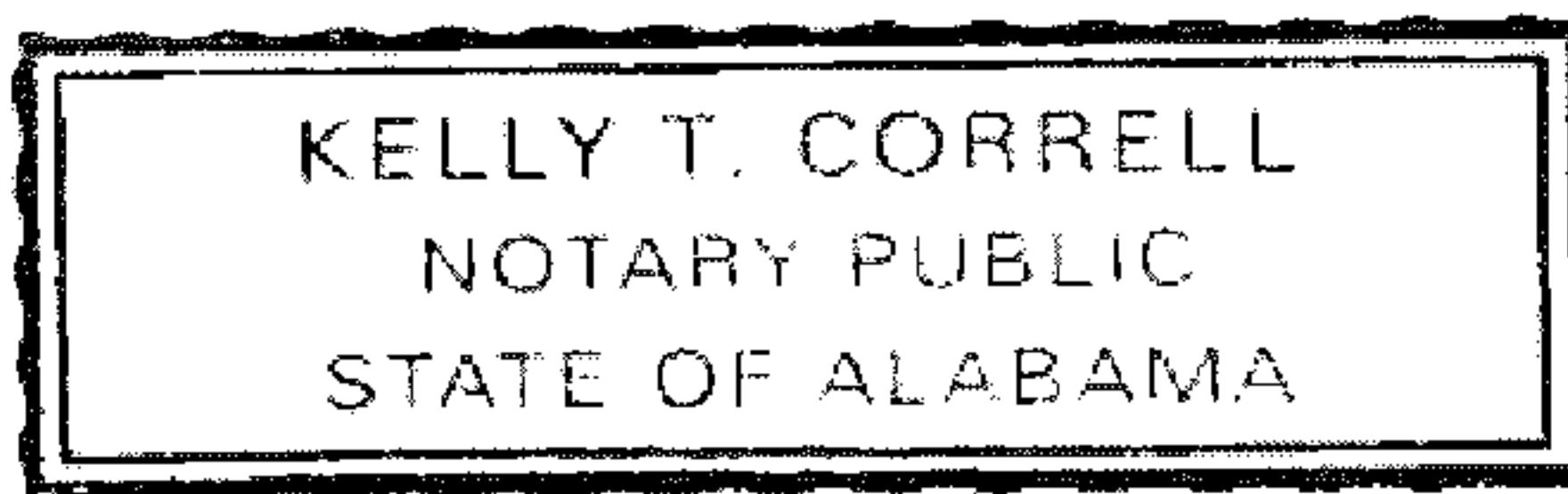
By: Debbie B. Turpin
Name: Debbie B. Turpin

Date: 2-19-2022
STATE OF ALABAMA

COUNTY OF Shelby ss:

I, Kelly T. Correll, a Notary Public, hereby certify that Debbie B. Turpin 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 19 day of Feb, A.D. 20 22

[NOTARIAL SEAL]



Signature: Kelly T. Correll
Print Name: Kelly T. Correll
Notary Public, State of Alabama
Commission #: N/A
My Commission Expires: 9-15-24

MV REALTY of ALABAMA, LLC

By: Amanda J. Zachman
Name: Amanda J. Zachman, Officer
Date: 04/17/2022

"Electronically Signed"

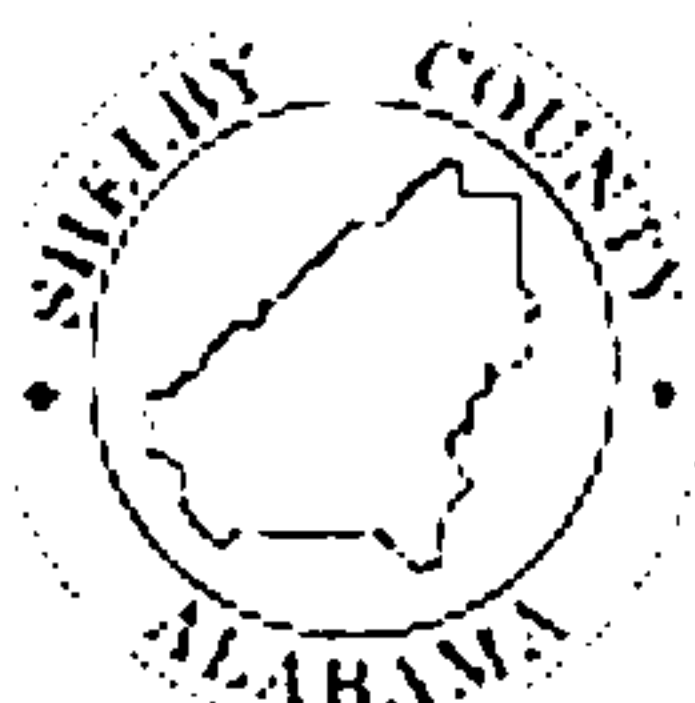
State of Virginia | County of Arlington ss:

The foregoing instrument was acknowledged before me by means of (☒ physical presence or ☐ online notarization, this 17 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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2022 08:45:01 AM
\$28.00 CHERRY
20220421000163370

Allen S. Bayl