

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 May 9, 2022 (the "Effective Date"), is by and between **LaTrecia Durrough**, herein called "Property Owner", whose address is 126 Eagle Cove Dr, Pelham, AL, 35124, (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**"):

LOT:22 CITY/MUNI/TWP:PELHAM SUBD:EAGLE COVE SUBDIVISION RE SEC/TWN/RNG/MER:SEC  
18 TWN 20S RNG 02W SEC/TWNSHP/RAN 18 20S 02W NBRHD: 08 EAGLE COVE R-2 MAP REF:MP 35  
PG 121

144182000059000

126 Eagle Cove Dr, Pelham, AL, 35124

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:

Name: LaTrecia Durrough

Date:

THE STATE OF ALABAMA )

Shelby ) ss:  
COUNTY )

I, Emmanuel A. Reese a Notary Public, hereby certify that LaTrecia Durrough 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 4th day of May, A.D. 2022.

[NOTARIAL SEAL]

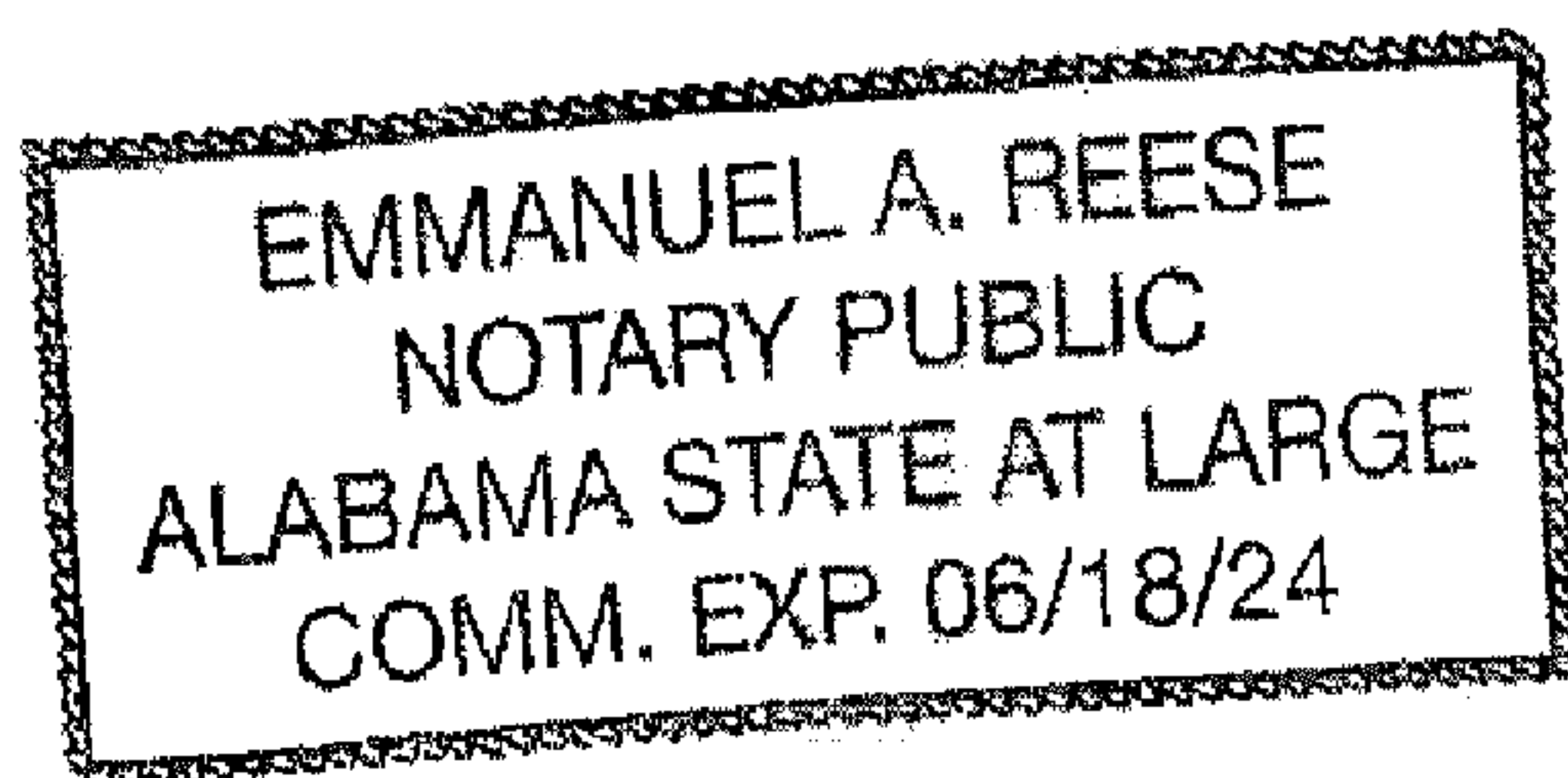
Signature

Print Name:

Notary Public, State of Alabama

Commission #:

My Commission Expires:



MV REALTY of ALABAMA, LLC

By:

Name: Amanda J. Zachman, Officer

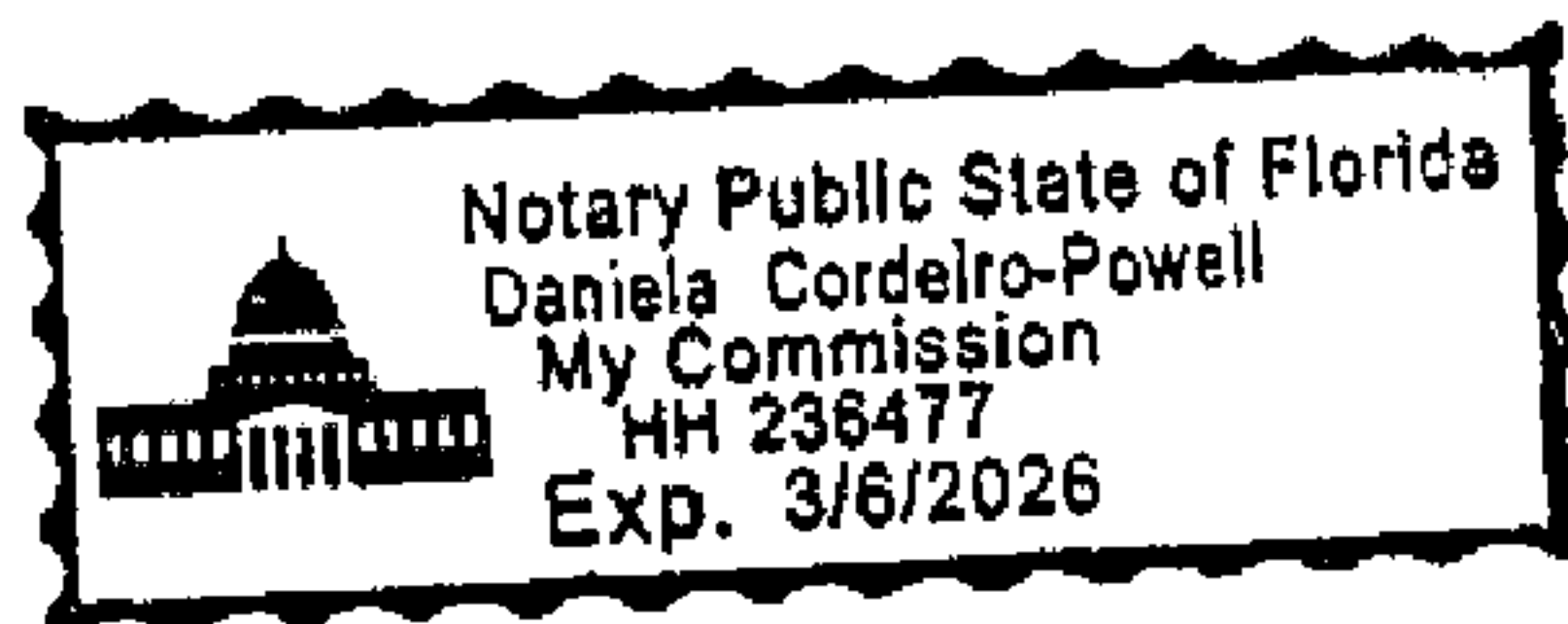
Date: 5/12/22

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me by means of [ x ] physical presence or [ ] online notarization, this 12 day of may, 2022, by Amanda J. Zachman, who is personally known to me or who has produced as identification.

[NOTARIAL SEAL]



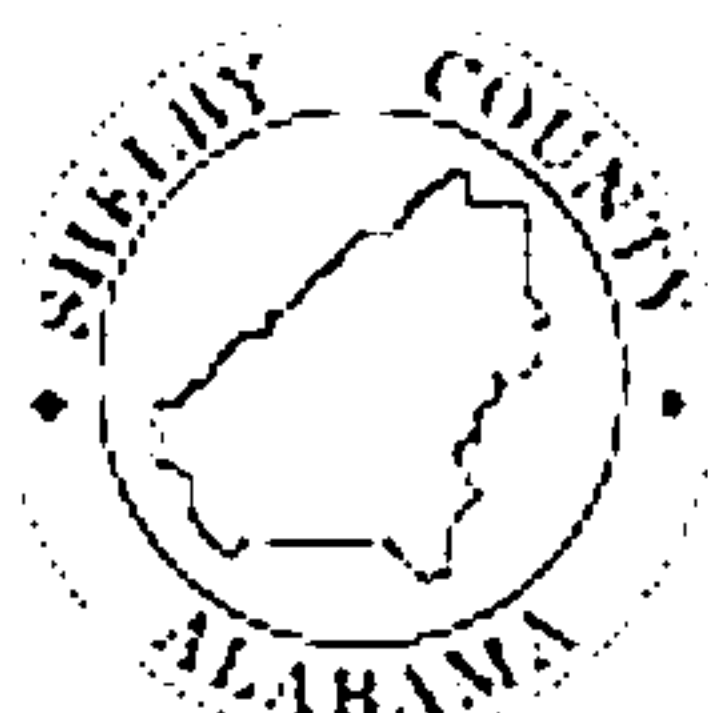
Signature:

Print Name:

Notary Public, State of Florida

Commission #:

My Commission Expires:



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

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Allen S. Bayl