

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 12, 2022 (the "Effective Date"), is by and between **Joann Crews**, herein called "Property Owner", whose address is 135 Hidden Trace Ct, Montevallo, AL 35115, (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:101 DIST:07 CITY/MUNI/TWP:MONTEVALLO SUBD:LAKES AT HIDDEN FOREST
SEC/TWN/RNG/MER:SEC 35 TWN 21S RNG 03W SEC/TWNSHP/RAN 35 21S 03W NBRHD: 02 HIDDEN
FOREST GARDEN R-2 MAP REF:MP 36 PG 115

237350007015000

135 Hidden Trace Ct, Montevallo, AL, 35115

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: Joann Crews
Name: Joann Crews

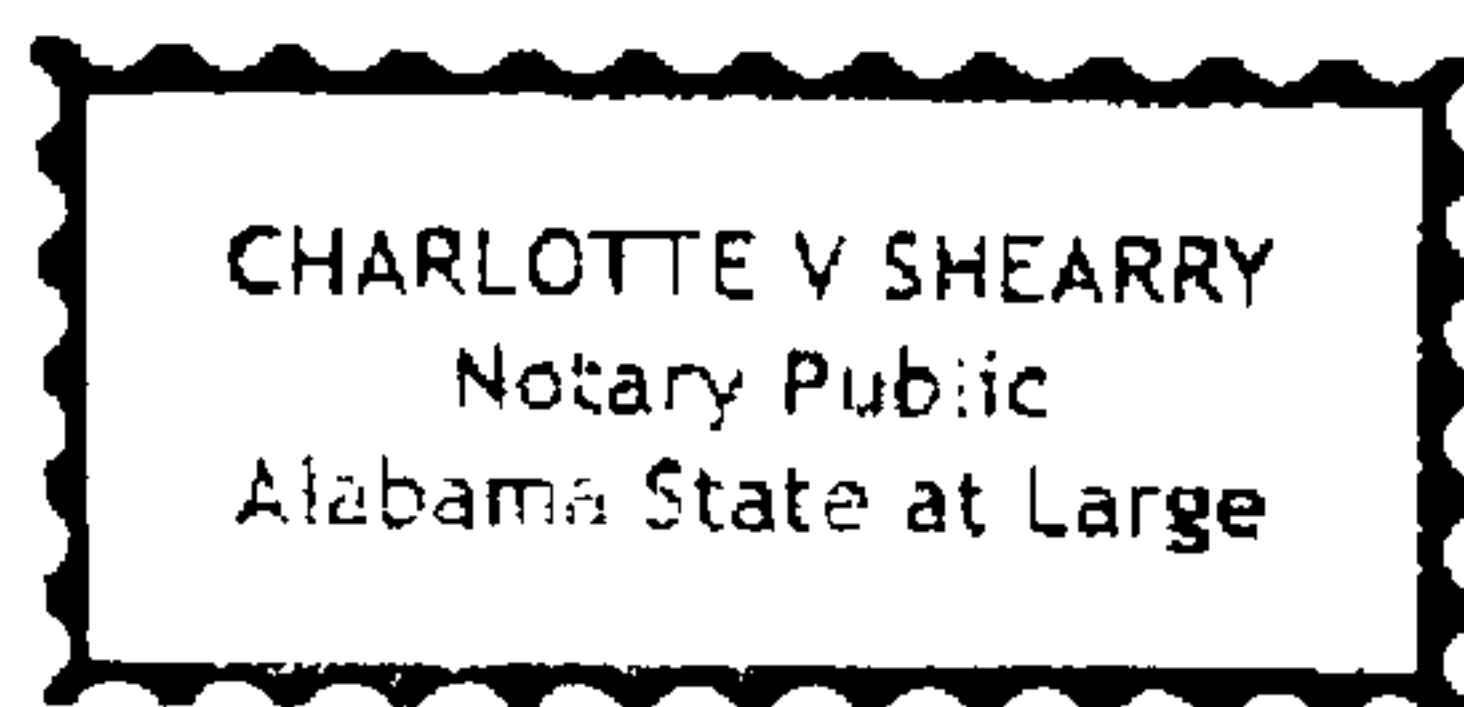
Date: May 12, 2022
THE STATE OF ALABAMA

Shelby COUNTY) ss:

I, CHARLOTTE V. SHEARRY, a Notary Public, hereby certify that JOANN CREWS, 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 12 day of MAY, A.D. 2022.

[NOTARIAL SEAL:]

Signature: Charlotte V. Shearry
Print Name: CHARLOTTE V. SHEARRY
Notary Public, State of Alabama
Commission #: N/A
My Commission Expires: 02/01/2026



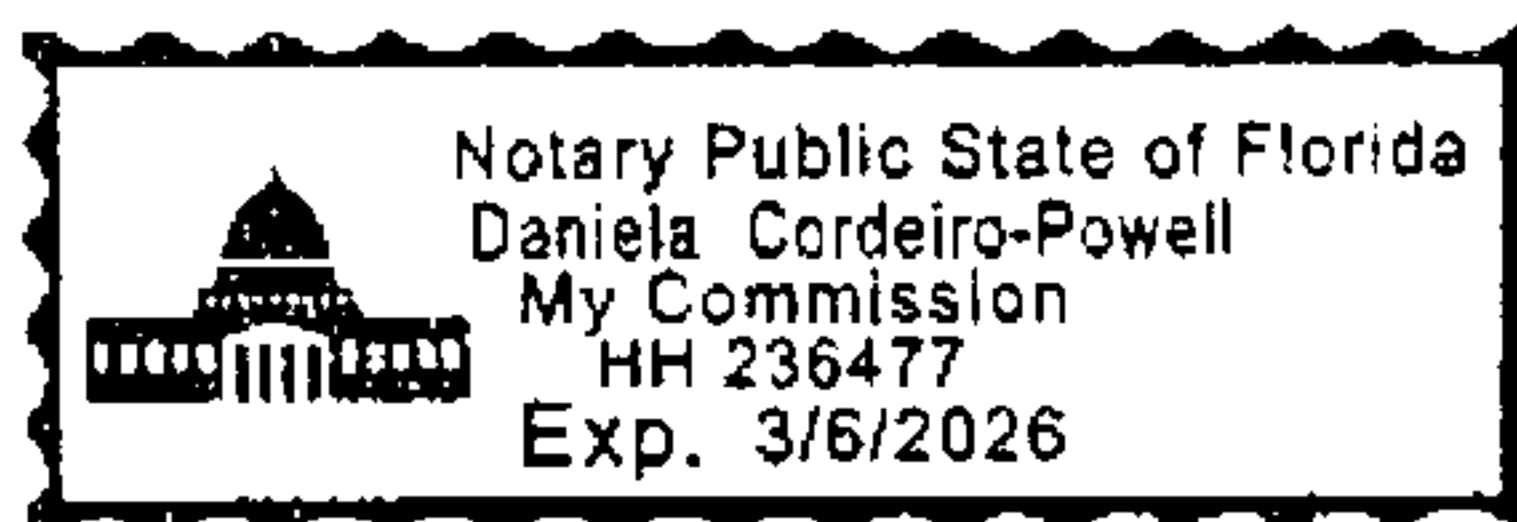
MV REALTY of ALABAMA, LLC

By: [Signature] POA
Name: Amanda L. Zachman, Officer Giselle Valentin
Date: 5/18/22
STATE OF FLORIDA)

COUNTY OF PALM BEACH) ss:

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 18 day of May, 2022, by Amanda L. Zachman, who is personally known to me or who has produced as identification.

Giselle Valentin
[NOTARIAL SEAL]



Signature: [Signature]
Print Name: Daniela Cordeiro-Powell
Notary Public, State of Florida
Commission #: HH # 236477
My Commission Expires: 03/06/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2022 11:35:00 AM
\$25.00 JOANN
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Allen S. Bayl