

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 7/14/2022 (the "Effective Date"), is by and between **Jameka M Serrano, (married / unmarried)** [Circle one] herein called "Property Owner", whose address is 221 Hampton Dr, Calera, AL, 35040 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 10, according to the Map of Hampton Square, as recorded in Map Book 42, page 114, in the Probate Office of Shelby County, Alabama.

285162001012000

221 Hampton Dr, Calera, AL, 35040

[Source of Title: Deed Book 42 Page 114]]

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.

***Unmarried**

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

PROPERTY OWNER:

By: Jameka M. Serrano
Name: Jameka M Serrano

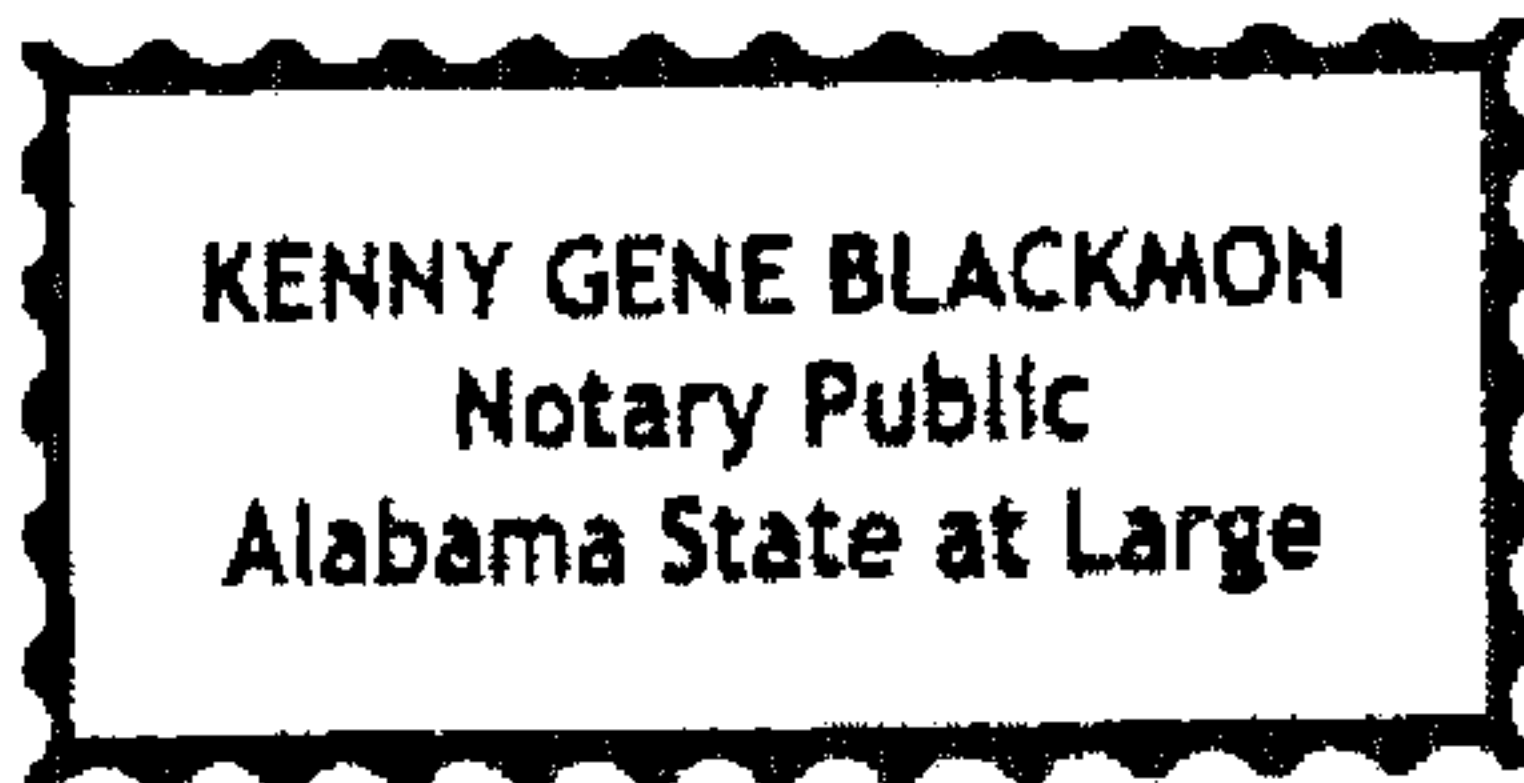
Date: 7/14/2022
THE STATE OF ALABAMA)

Shelby) ss.
COUNTY)

I, Kenny Gene Blackmon, a Notary Public, hereby certify that Jameka M Serrano 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 14 day of July, A.D. 2022

[NOTARIAL SEAL]

Signature: KGB
Print Name: Kenny Gene Blackmon
Notary Public, State of Alabama
Commission #: N/A
My Commission Expires: 7/23/2022



MV REALTY of ALABAMA, LLC

By: Marilyn Zuckerman Marilyn Zuckerman as Authorized Signor
Name: Amanda J. Zachman, Officer
Date: 7/18/22
STATE OF FLORIDA)

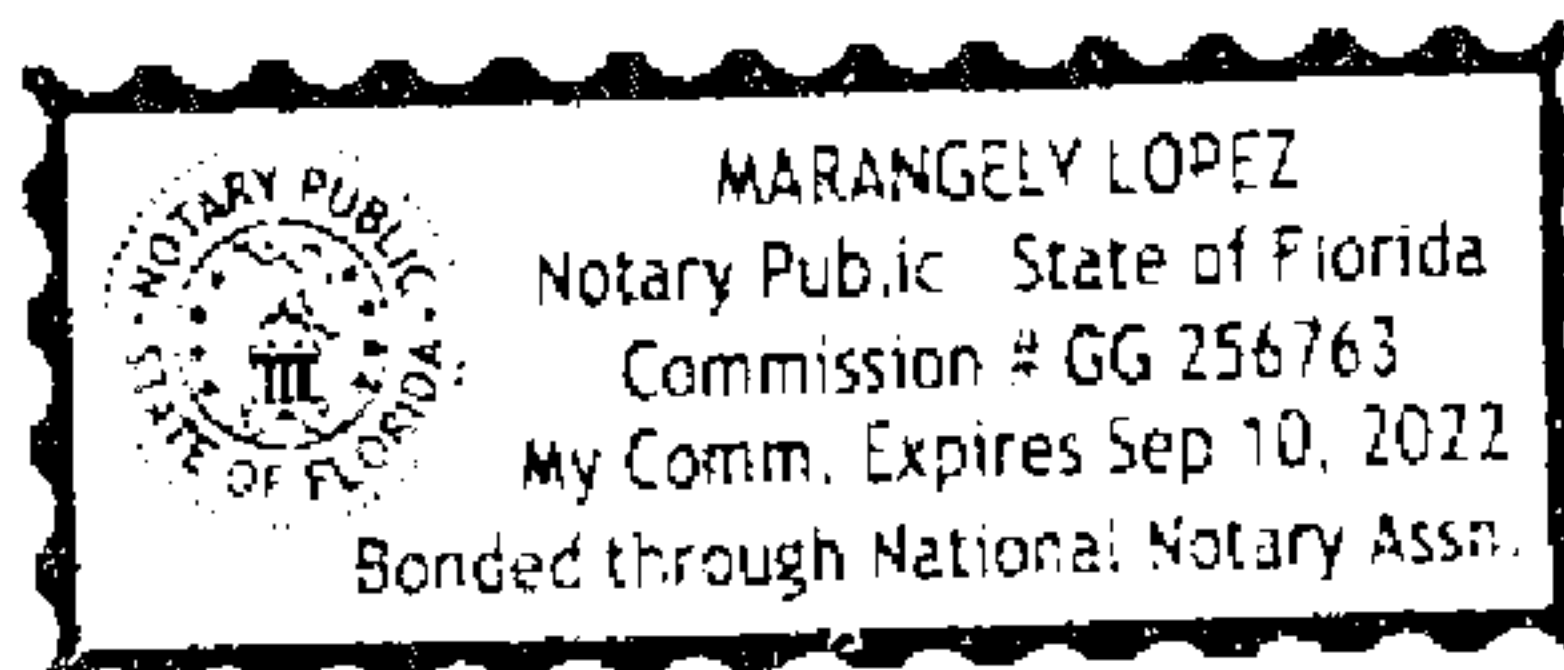
) ss.
COUNTY OF PALM BEACH)

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

[NOTARIAL SEAL]

Signature: Marangely Lopez
Print Name: Marangely Lopez
Notary Public, State of Florida
Commission #: 66256763
My Commission Expires: 9/10/2022

Marilyn Zuckerman
as Authorized Signor



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2022 03:10:03 PM
\$25.00 BRITTANI
20220721000287340

Allie S. Bayl

