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08/22/2022 08:23:40 AM
AGREEMNT 1/2

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 07/22/22 (the "Effective Date"), is by and between **Sarah Demianenko, (married / unmarried)** [Circle one] herein called "Property Owner", whose address is 524 the Heights Ln, 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 129, according to the Final Plat Town Side Square, Sector One, as recorded in Map Book 38, Page 38, Page 120, in the Probate Office of Shelby County, Alabama. Subject to current taxes, easements and restrictions of record.

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524 The Heights Lane, Calera, AL, 35040

[Source of Title: Deed Book 2022 Page 2147483647]]

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: Sarah Demianenko
Name: Sarah Demianenko

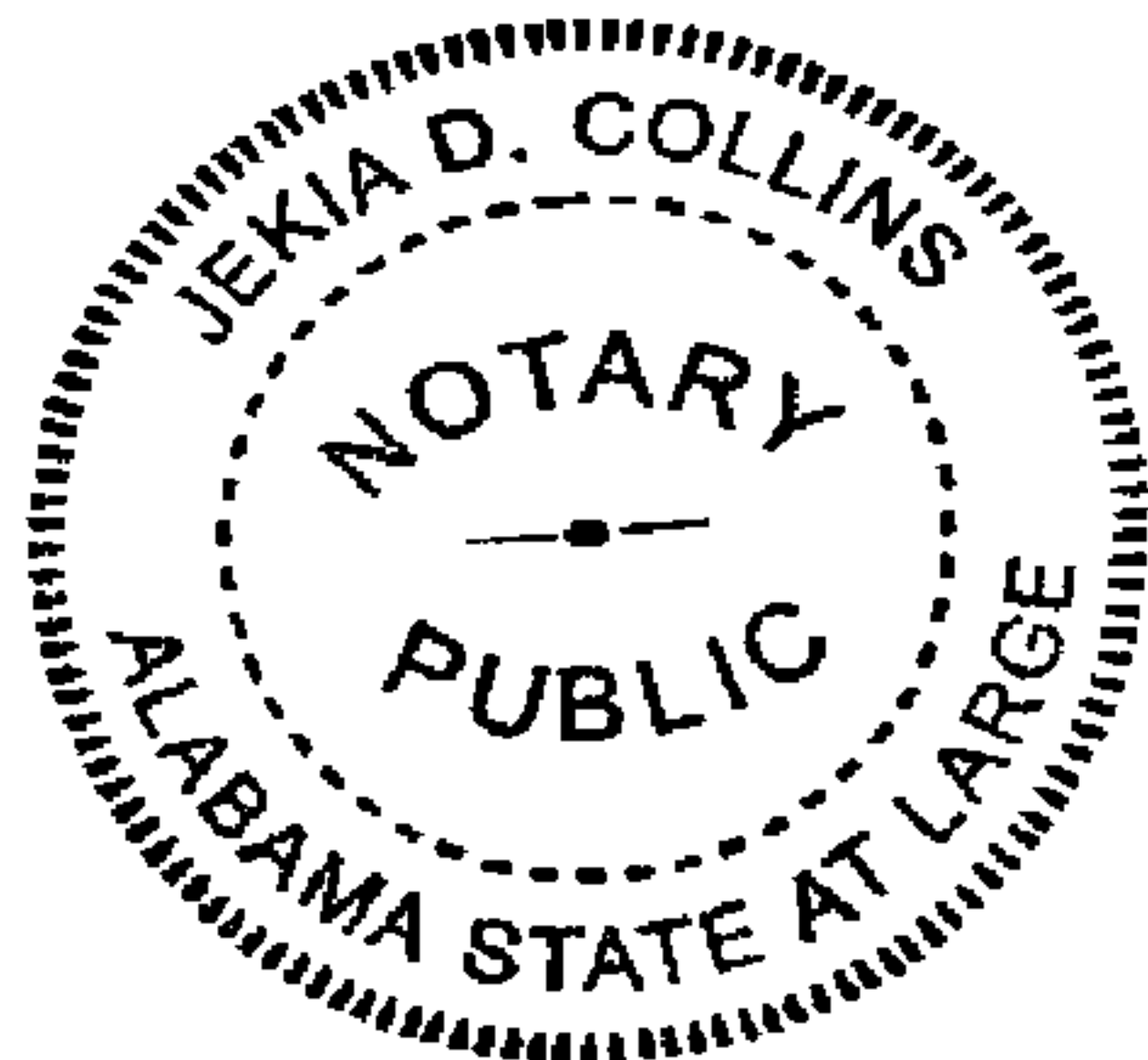
Date: 07/22/22

THE STATE OF ALABAMA)
Shelby) ss:

I, Jekia D. Collins, a Notary Public, hereby certify that Sarah Demianenko 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 22 day of July, A.D. 2022

[NOTARIAL SEAL]

Signature: Jekia D. Collins
Print Name: Jekia D. Collins
Notary Public, State of Alabama
Commission #: 011512025
My Commission Expires: 01/15/2025



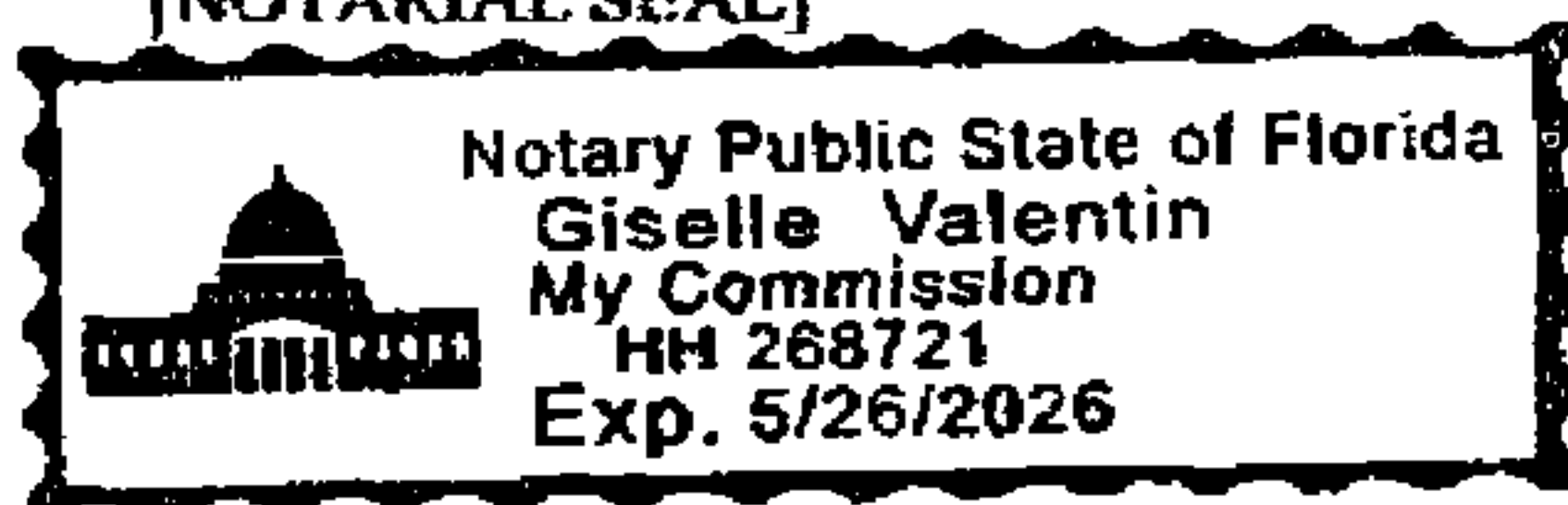
MV REALTY OF ALABAMA, LLC

By: Alissa Hegele as authorized signor
Name: Alissa Hegele
Date: 8/19/22

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss:

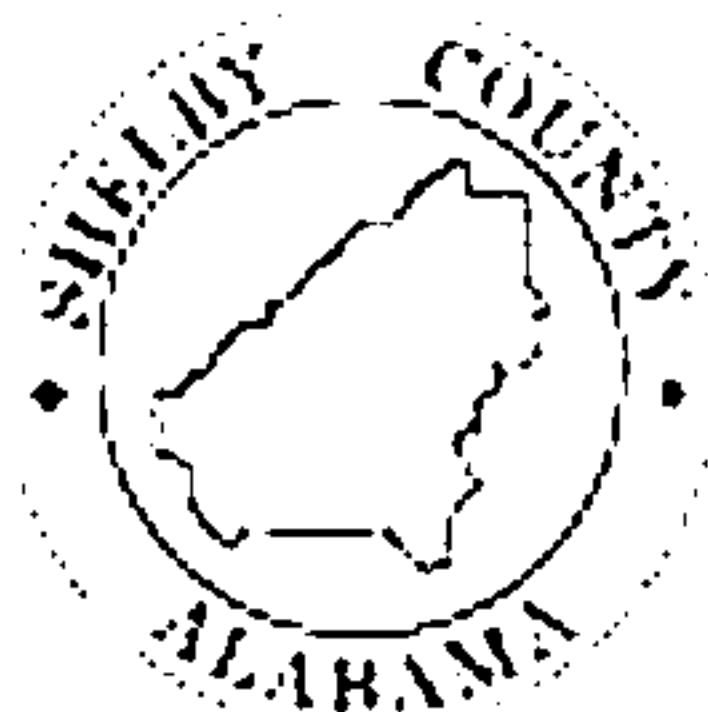
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 4 day of August, 2022, by Alissa Hegele as identification.

[NOTARIAL SEAL]



Signature: Giselle Valentin
Print Name: Giselle Valentin
Notary Public, State of Florida
Commission #: HH268721
My Commission Expires: 5/26/2026

By: Alissa Hegele authorized signor for MV Realty of Alabama, LLC.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2022 08:23:40 AM
\$25.00 BRITTANI
20220822000327560

Alissa Hegele