

THIS INSTRUMENT WAS PREPARED UNDER THE SUPERVISION OF:
Jesus E. Cuza, Esq., on behalf of
MV BROKERAGE 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 11/12/2022 (the "Effective Date"), is by and between **James Cook, Jr and Crysta Cook, married/unmarried** [Circle one] herein called "Property Owner", whose address is 2325 Dalton Dr, Pelham, AL, 35124 and 2325 Dalton Drive, Pelham, AL, 35124 and MV BROKERAGE 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**"):

2325 Dalton Dr, Pelham, AL, 35124

Lot B, according to the Survey of Chandalar South, Seventh Sector, as recorded in Map Book 8, Page 180, in the Probate Office of Shelby County, Alabama.

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2325 Dalton Dr, Pelham, AL, 35124

[Source of Title: Deed Book 20170615000 Page 211100]]

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, 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(S):

PROPERTY OWNER:

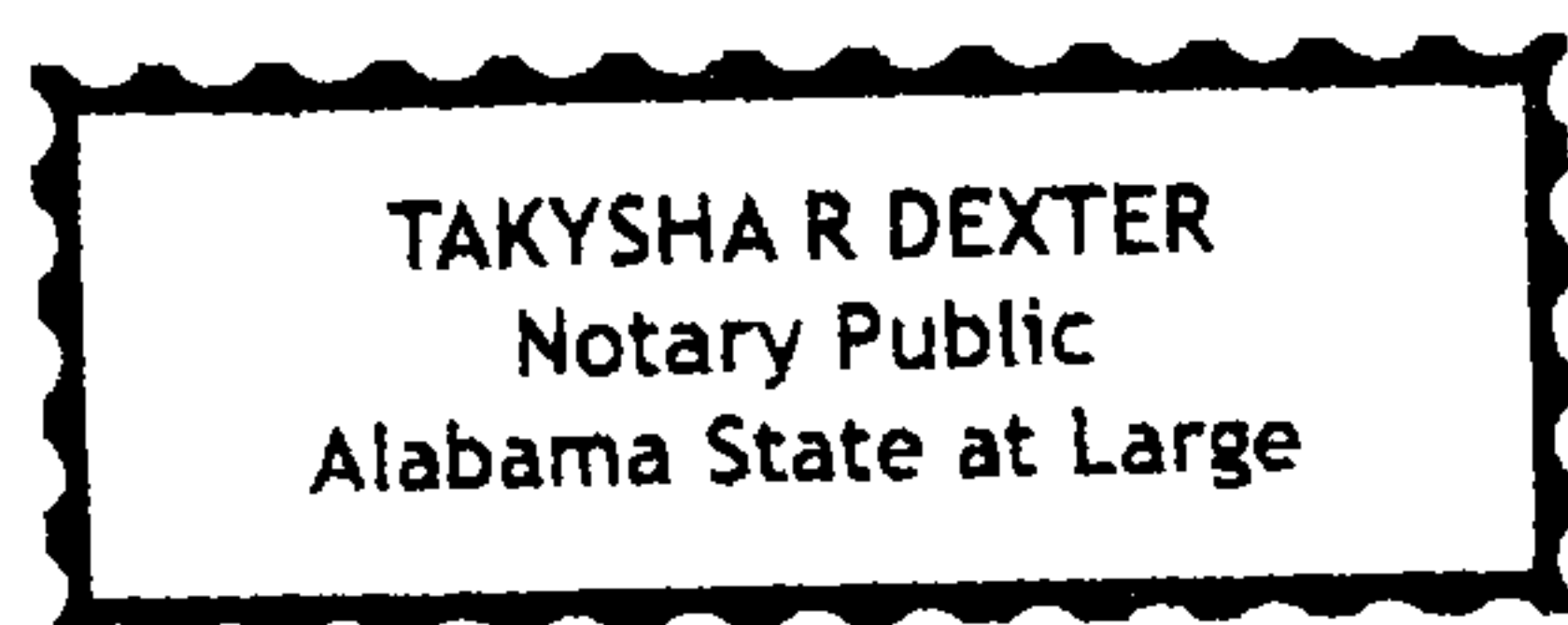
By : [Signature]
Name : James Cook, Jr

Date: 11/12/2022
THE STATE OF ALABAMA)
) ss:

Shelby COUNTY)

I, Takysna R Dexter, a Notary Public, hereby certify that
James Cook Jr 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 12th day of November, A.D. 2022.

[NOTARIAL SEAL]



Signature Takysna R Dexter

Print Name:
Takysna R Dexter
Notary Public, State of Alabama
Commission #:

My Commission Expires:
11/12/2025

PROPERTY OWNER:

By : Crysta Cook
Name : Crysta Cook

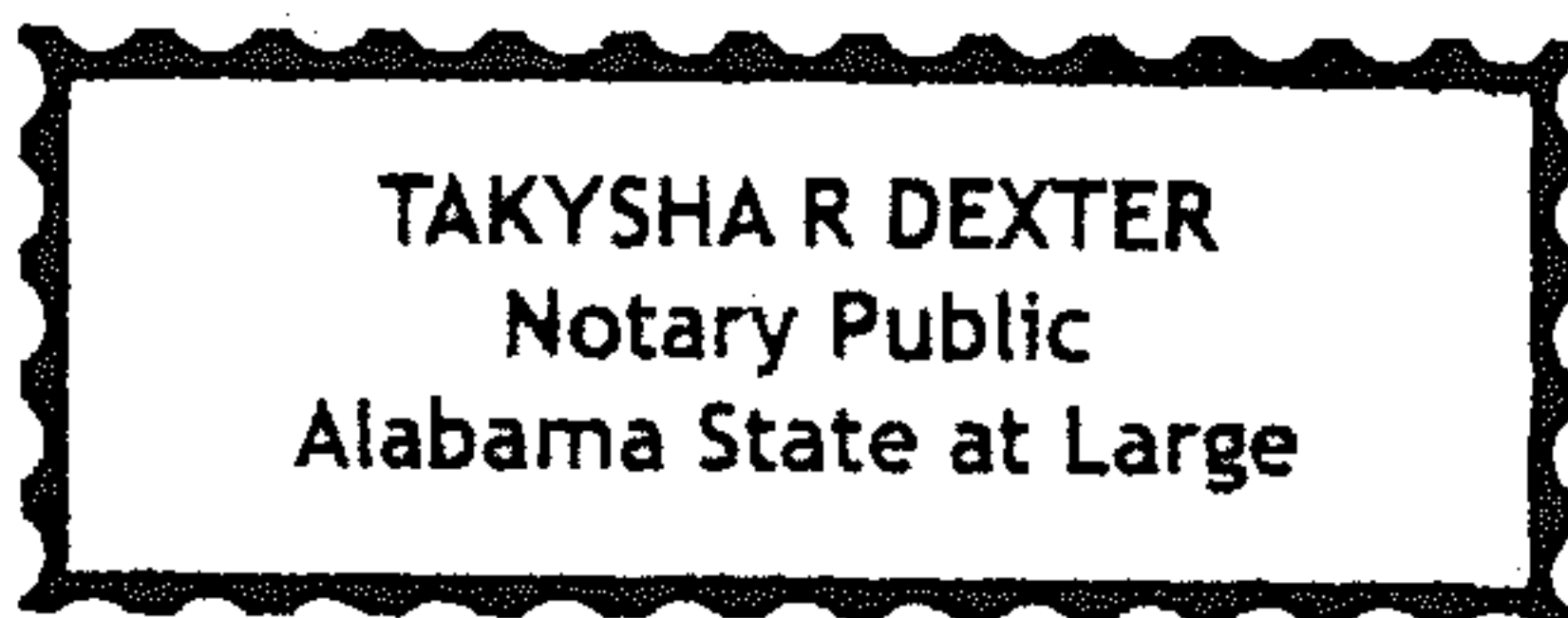
Date: 11/12/22
THE STATE OF ALABAMA)
) ss:

Shelby COUNTY)

I, Takysha R Dexter
Crystal Cook

a Notary Public, hereby certify that
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 12th day of
November A.D. 2025

[NOTARIAL SEAL]



Signature Takysha R Dexter
Print Name: Takysha R Dexter
Notary Public, State of Alabama
Commission #:
My Commission Expires: 11/12/2025

Continuation of Memorandum

MV BROKERAGE OF ALABAMA LLC, an ALABAMA limited liability company

By: A Hegele

Print Name: Alissa Hegele

Print Title: Authorized Signatory

Date: 11/16/22

STATE OF FLORIDA)

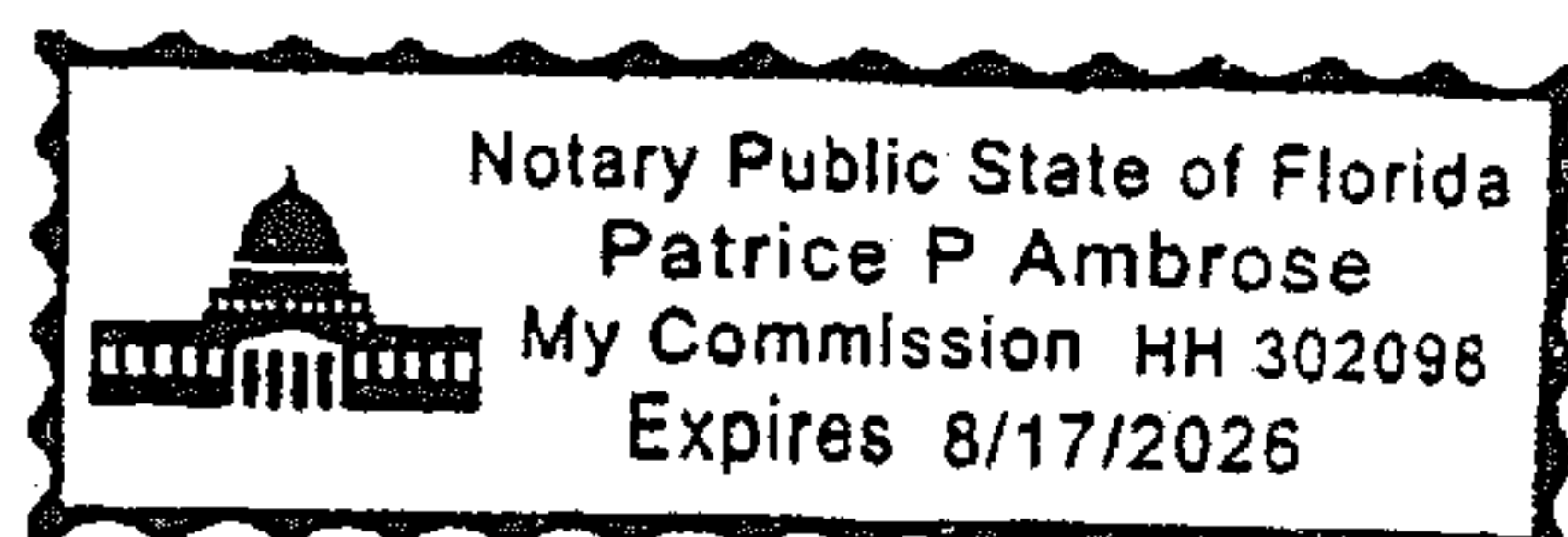
) ss:

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 16th day of November, 2022, by

Alissa Hegele, as AUTHORIZED SIGNER of MV BROKERAGE OF ALABAMA, LLC, a ALABAMA limited liability company, on behalf of the Company, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]



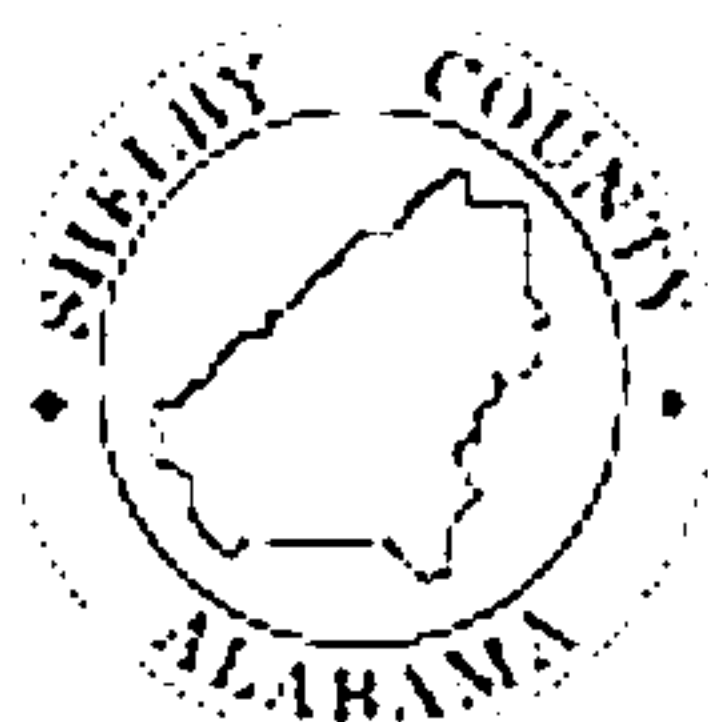
Patrice P. Ambrose

Print Name: Patrice P. Ambrose

Notary Public, State of Florida

Commission #: 17H302098

My Commission Expires: 8/17/26



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/16/2022 03:03:47 PM

\$36.00 BRITTANI

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Alissa Hegele