

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 November 14, 2022 (the "Effective Date"), is by and between ***Nancy Tobin, (married / unmarried)** [Circle one] herein called "Property Owner", whose address is 345 Creekside Ln, 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.

***UNMARRIED**

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**"):

345 Creekside Ln, Pelham, AL, 35124

The following described real estate, situated in Shelby County, Alabama, to-wit: Lot 150, according to the Final Plat of Holland Lakes, Sector 2, Phase 2, as recorded in Map Book 36, Page 55 in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions, and Restrictions executed by the Grantor and filed for record as Instrument No. 20050425000196100, Inst. No. 20050426000199570, Inst. No. 2005031000564150 and amended in Inst. No. 2005060200002627270 in the Probate Office of Shelby County, Alabama (the "Declaration").

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345 Creekside Ln, Pelham, AL, 35124

[Source of Title: Deed Book 20151002000 Page 345590]]

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:

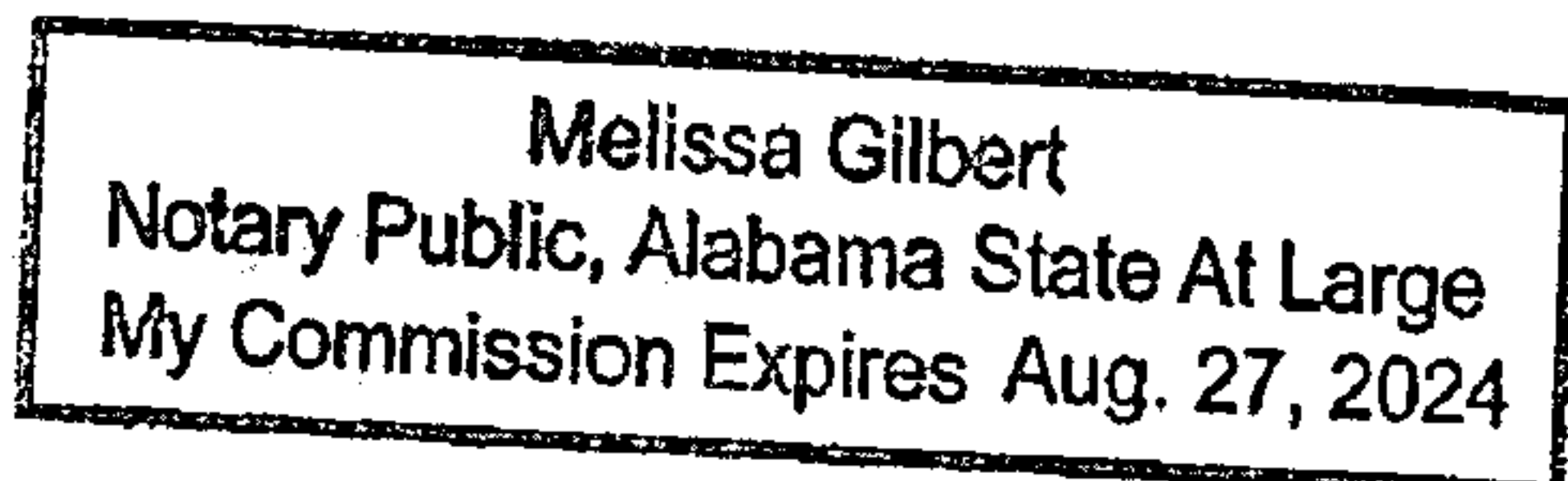
By: Nancy Tobin
Name: Nancy Tobin

Date: Nov 14 2022 (NOV 14, 2022)

THE STATE OF ALABAMA)
) ss:
Shelby COUNTY)

I, Melissa Gilbert, a Notary Public, hereby certify that
Nancy Tobin 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 November, A.D. 2022.

[NOTARIAL SEAL]



Signature Melissa Gilbert

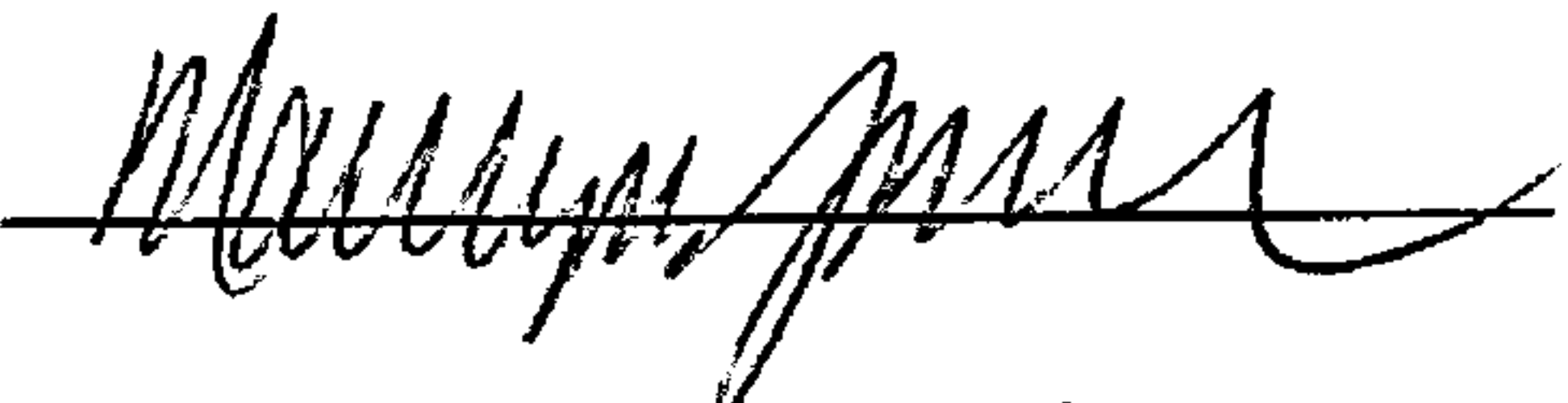
Print Name: Melissa Gilbert

Notary Public, State of Alabama
Commission #:

My Commission Expires:
8/27/24

Continuation of Memorandum

MV BROKERAGE OF ALABAMA LLC, an ALABAMA limited liability company


By: 

Print Name: Marilyn Zuckerman

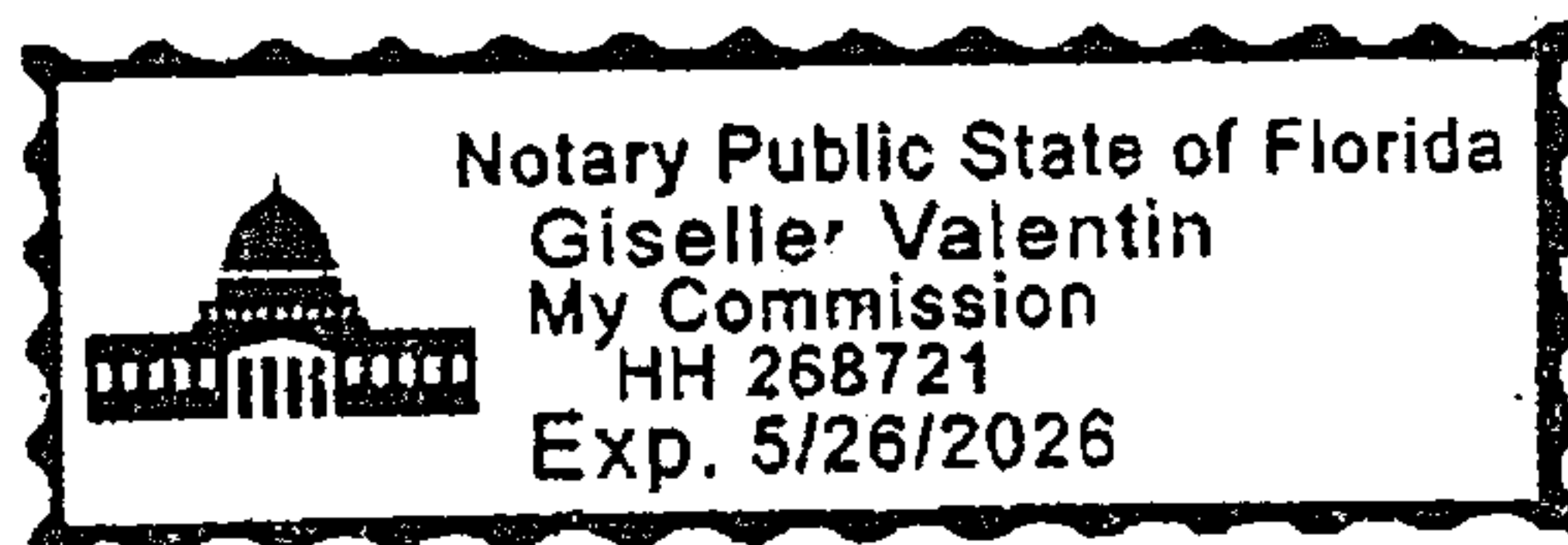
Print Title: Authorized Signatory

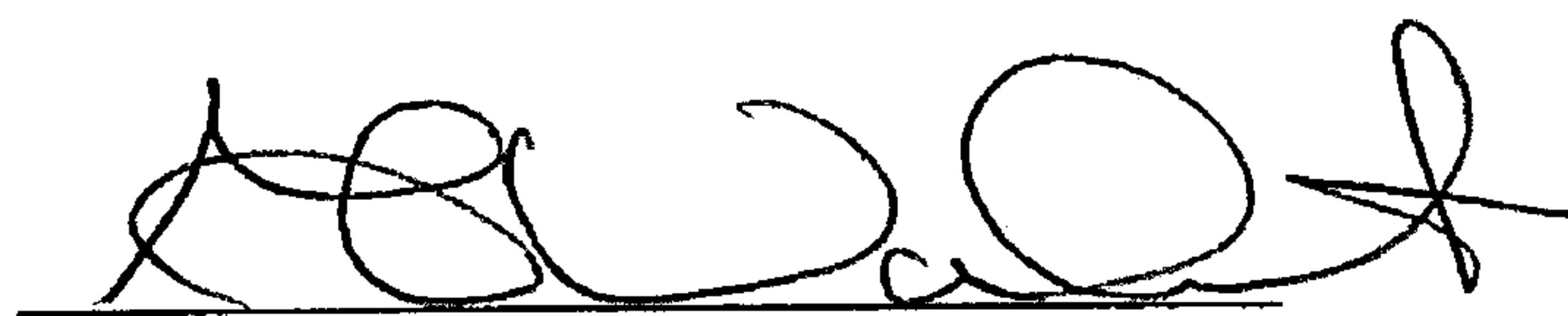
Date: 11/17/22

STATE OF FLORIDA)
) ss:
COUNTY OF PALM BEACH)

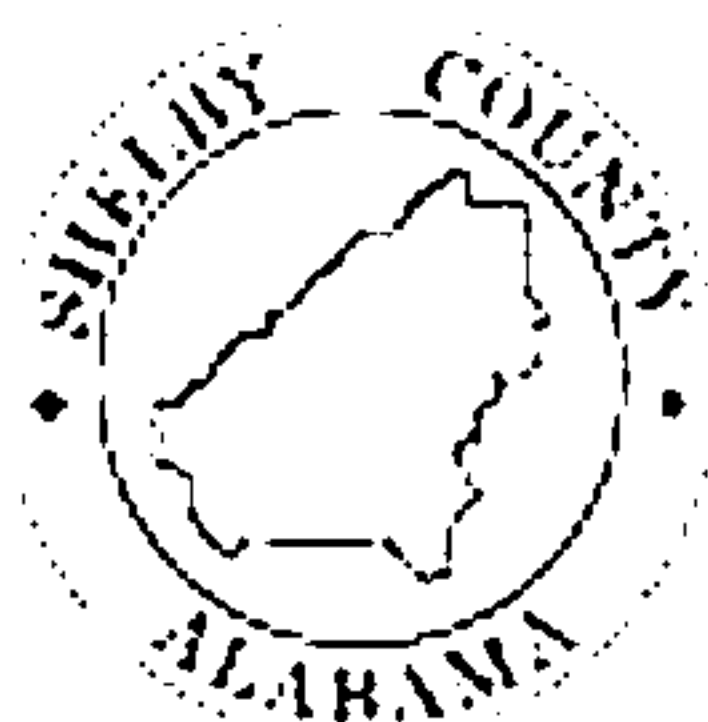
The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17 day of November, 2022, by Marilyn Zuckerman as Authorized Signor of MV BROKERAGE OF ALABAMA, LLC, a ALABAMA limited liability company, on behalf of the Company, who is personally known to me or who has produced  as identification.

[NOTARIAL SEAL]





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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2022 09:13:03 AM
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