

## EXCLUSIVE RIGHT TO SELL AGREEMENT

STATE OF ALABAMA

Monroe COUNTY

This agreement is made on the 26 day of March, between Sharron Porterfield (“Seller”) and **South Land Company, LLC** (“SLC”), in consideration of the terms set forth below:

1. The Seller grants SLC the **exclusive and irrevocable right** to sell all of the Seller’s ownership and interest in the following real estate property:

3.18 Ac C Beg At Se Cor S25 T7 N R5 E Th N 1260'(S); Th E 60'( S) To Pob. Th Nw 660'(S); Th Ne 210'(S); Th Se 665 '(S); Th Sw 210'(S) To Pob. Being Lts 255,268,327 & 340, Town Of Claiborn Sd (Unrecorded) \*\*\*10/11/49 148 338; 2/24/51 155 84\*\*\*

2. This property will hereafter be referred to as the “**Sale Property.**” SLC is authorized to offer the Sale Property for sale either as a whole or in separate parcels as follows:

3. The Sale Property may be offered for sale by SLC at a **cash price of \$**35,000, or at any lower price or alternate terms that the Seller agrees to.

4. SLC will list and market the Sale Property in its usual manner and will make reasonable efforts to find a buyer. SLC  is  is not authorized to place “**For Sale**” signs on the property. SLC is also authorized to advertise the Sale Property as it sees fit.

5. The Seller agrees to pay SLC a **cash commission of**        percent (6 %) of the gross sale price or of any valid and enforceable agreement to sell that is secured during the term of this agreement. The term “**sale**” includes any **exchange** to which the Seller agrees. In the case of an exchange, SLC may represent and be compensated by both the Seller and the other party involved in the exchange.

**Notice to Seller Concerning Cooperation with and Compensation to Other Brokers**  
SLC office policy is to work with all other brokers unless doing so is not in the Seller's best interest. The buyer's broker, even if compensated by the Seller or SLC, may represent the buyer's interests. Compensation to the buyer's broker will be offered at the discretion of SLC and its Broker.

- 6. If, during the term of this agreement (or any extension of it):
  - o the Sale Property is sold, or
  - o SLC presents a buyer who is ready, willing, and able to purchase the Sale Property for the above listed price,

then SLC will be entitled to the commission stated above.

Additionally, if the Sale Property is sold by anyone, including another licensed broker, **within 90 days after the agreement ends**, to a buyer who was shown the property or received information about it from SLC during the agreement term, SLC will still be entitled to the agreed commission.

However, within **20 days after termination** of the agreement, SLC must provide the Seller with a **written list of the names** of all such potential buyers.

- 7. This agreement shall begin on 03/26/2026 and end on 03/26/2027.

<i>Sharon Porterfield</i>	dotloop verified 03/27/26 6:14 AM CDT ROZ2-PP7V-OZTC-U8SZ
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**Seller**

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**Seller**

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**Seller**

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**Seller**

<i>Michael Montee</i>	dotloop verified 03/26/26 8:44 PM EDT 9GEE-OTUK-SIKQ-3TTL
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**South Land Company, LLC**