

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Deborah Goodman
First American Title Insurance Co.
National Commercial Services
6 Concourse Parkway
Suite 2000
Atlanta, Georgia 30328

Stephanie Hart
New Market Properties LLC
The Medici
3284 Northside Parkway
Suite 515
Atlanta, Georgia 30327

STATE OF ALABAMA)
)
Shelby COUNTY)

20160504000147840 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
05/04/2016 08:16:31 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That, for valuable consideration, the GRANTOR, IA BIRMINGHAM SOUTHGATE, L.L.C., a Delaware limited liability company f/k/a Inland American Birmingham Southgate, L.L.C., does hereby quitclaim all of his/her right, title, interest and claim in and to the following described real estate, to the GRANTEE, NEW MARKET-SOUTHGATE LLC, a Delaware limited liability company. Said real estate being situated in **Shelby** County, Alabama, and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this, the 29th day of April 2016.

Effective AS of

IA BIRMINGHAM SOUTHGATE, L.L.C., a
Delaware limited liability company

By: IA MAC Corporation, a Delaware
corporation, its sole member

By: Scott W. Wilton

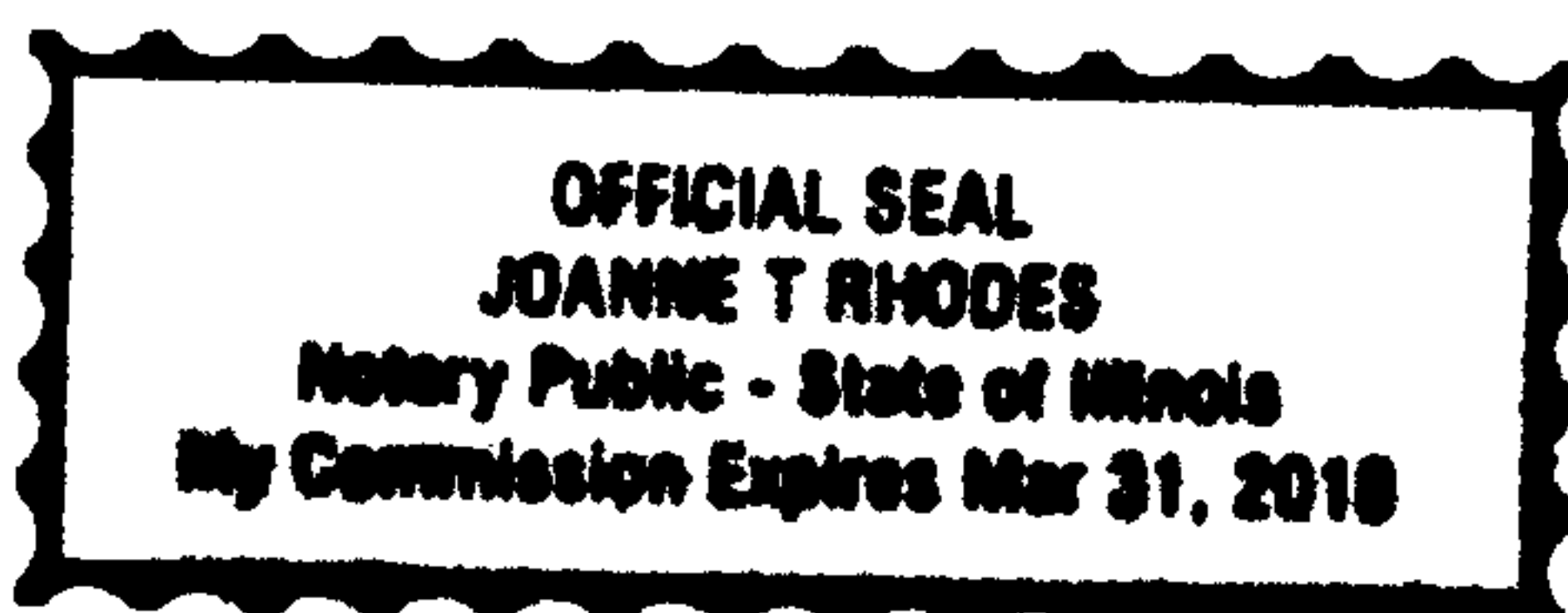
Its: Secretary

STATE OF ALABAMA ~~ILINOIS~~)
DUPAGE COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that SCOTT W. WILTON, whose name as SECRETARY of IA MAC Corporation, a Delaware corporation, the sole member of IA Birmingham Southgate, L.L.C., a Delaware limited liability company, 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 instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2016.



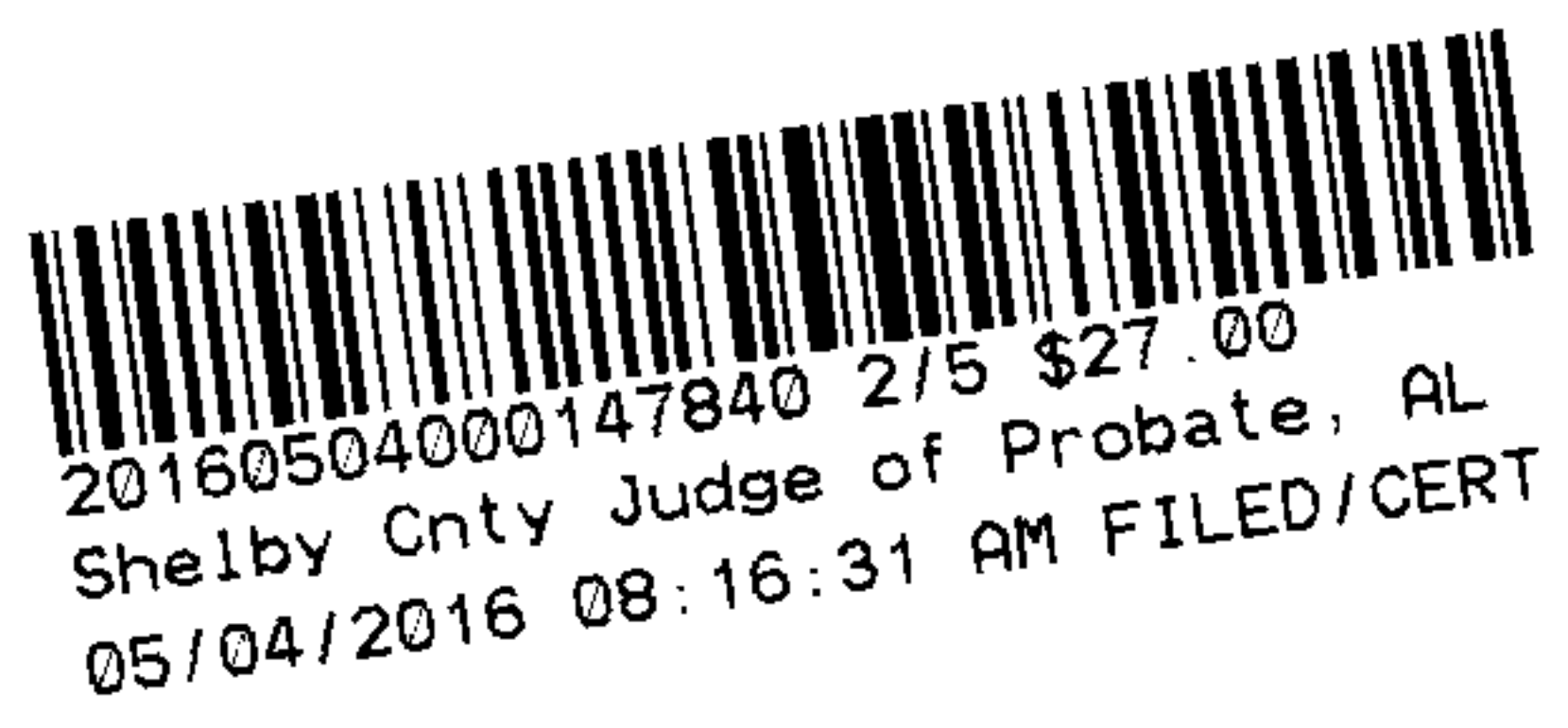
Joanne T. Rhodes
Notary Public
My Commission Expires: March 31, 2018

Exhibit "A"

Tract 1:

A tract of land situated in the Southeast 1/4 of the Southeast 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

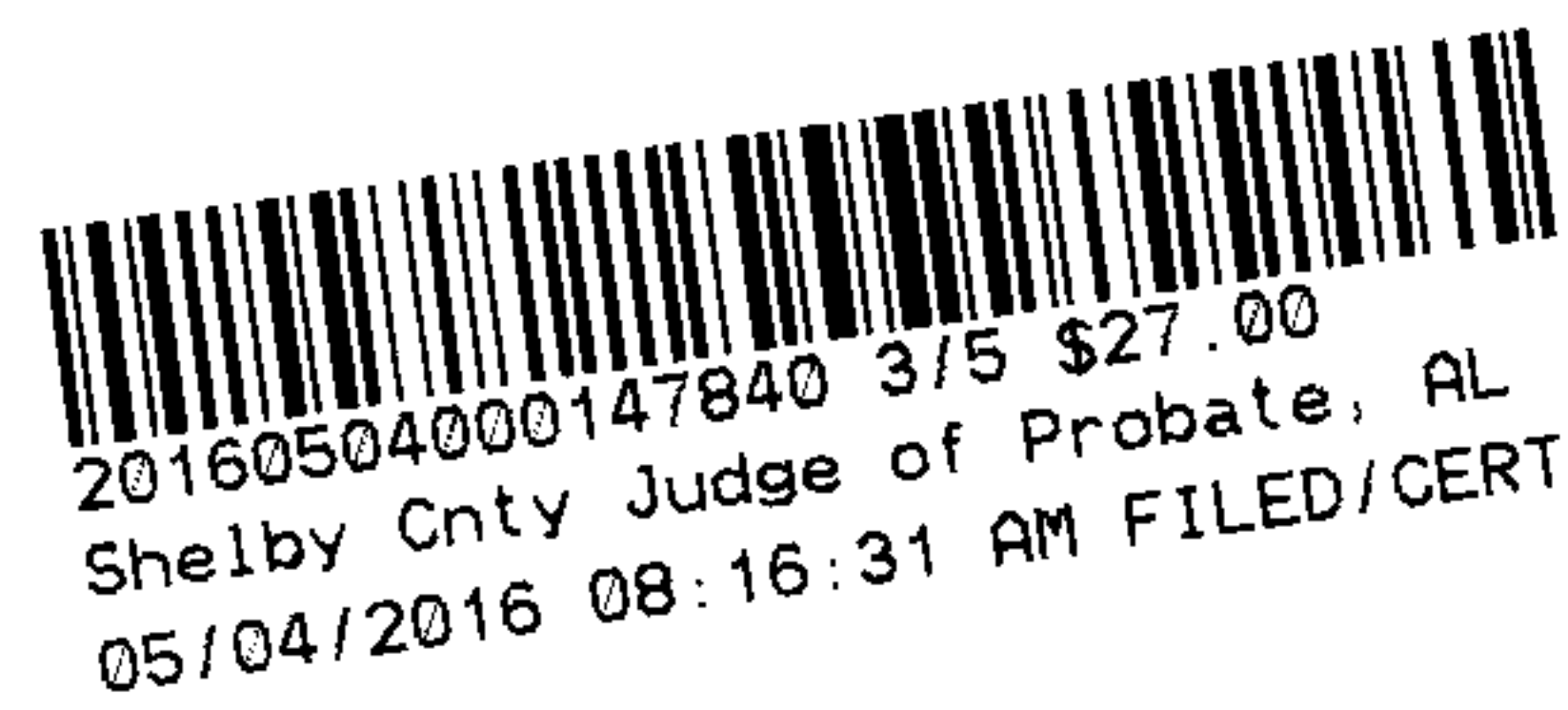
Commence at the Northeast corner of said 1/4 - 1/4 section and run North 87 degrees 18 minutes 38 seconds West, along the North line thereof a distance of 422.06 feet; thence run South 01 degrees 17 minutes 56 seconds West, for a distance of 412.83 feet to the Point of Beginning; thence run South 87 degrees 17 minutes 54 seconds East, for a distance of 417.36 feet to a point on the East line of said 1/4 - 1/4 section; thence run South 01 degrees 57 minutes 45 seconds West, along said East line a distance of 189.93 feet; thence run South 88 degrees 02 minutes 15 seconds East, for a distance of 3.83 feet to a point on the West right of way line of U.S. Highway No. 31; thence run along said right of way South 10 degrees 40 minutes 00 seconds West, a distance of 434.26 feet; thence run South 32 degrees 01 minutes 05 seconds West, a distance of 188.80 feet to a point on the Northwest right of way line of Alabama Highway No. 261; thence run South 61 degrees 31 minutes 05 seconds West, along said right of way a distance of 122.50 feet; thence run North 32 degrees 30 minutes 55 seconds West, along the Northeast boundary of Riverchase Animal Clinic property a distance of 141.48 feet; thence run South 57 degrees 29 minutes 05 seconds West, along the Northwest line of said property a distance of 100.00 feet to the Northeast right of way line of Valley Dale Terrace; thence run North 32 degrees 30 minutes 55 seconds West, along right of way line a distance of 25.60 feet to the beginning of a curve to the right, said curve having a radius of 419.64 feet and subtending a central angle of 13 degrees 13 minutes 21 seconds; thence run Northwest along the arc of said curve a distance of 96.84 feet; thence on a line tangent to curve, continue North 19 degrees 17 minutes 34 seconds West, along right of way line a distance of 166.06 feet; thence run North 58 degrees 04 minutes 35 seconds East, along right of way a distance of 13.01 feet; thence an angle to the left to tangent of a curve to the left of 77 degrees 07 minutes 41 seconds, said curve having a radius of 174.25 feet and subtending a central angle of 30 degrees 07 minutes 58 seconds; thence run along the arc of said curve a distance of 91.61 feet; thence on a line tangent to curve, continue along right of way line North 49 degrees 11 minutes 04 seconds West, a distance of 67.40 feet; thence run North 40 degrees 48 minutes 56 seconds East, a distance of 147.17 feet; thence run North 50 degrees 36 minutes 35 seconds East, a distance of 175.89 feet; thence run North 01 degrees 17 minutes 56 seconds East, for a distance of 175.35 feet to the Point of Beginning.



Containing 8.376 acres as shown on ALTA/NSPS Land Title Survey prepared by Howell Surveying, Inc., dated December 31, 2015, last revised April 8, 2016, Job No. 15-12-01938:005.

Tract 2:

Together with easement rights arising under that certain Easement dated November 18, 1987, and recorded in Book 161, Page 3, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name IA Birmingham Southgate, L.L.C.
Mailing Address c/o InvenTrust Properties Corp.
2809 Butterfield Road, Suite 200
Oak Brook, IL 60523

Grantee's Name New Market-Southgate LLC
Mailing Address 3284 Northside Parkway, NW
Suite 150
Atlanta, GA 30327

Property Address Southgate Village
Pelham, AL 35124

Date of Sale April 29, 2016

Total Purchase Price \$ 13,250,000

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 29, 2016

Print See attached signature page

Unattested

Sign See attached signature page

Verified by

(Grantor/Grantee/Owner/Agent) circle one



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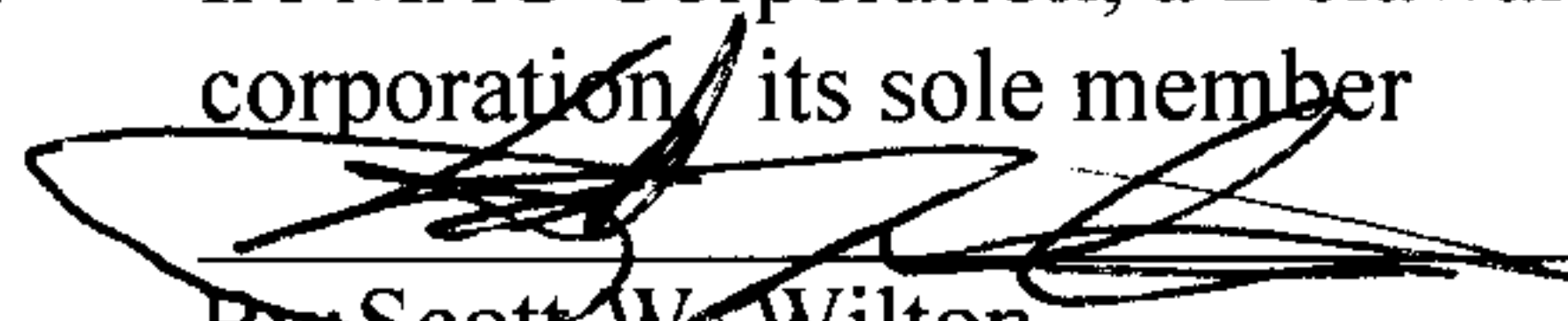
Form RT-1

Signature Page to Real Estate Sales Validation Form


GRANTOR:

IA BIRMINGHAM SOUTHGATE, L.L.C., a Delaware limited liability company

By: IA MAC Corporation, a Delaware corporation/ its sole member


By: Scott W. Wilton

Its: Secretary


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