

**CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$168,100.00 to the undersigned Grantor, American Homes and Land Corporation, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Charles W. Kern and wife Karen S. Kern, and Peter J. Weil, married but not joined by spouse (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 278, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 4, as recorded in Map Book 25, Page 103 in the Probate Office of Shelby County, Alabama.

Address of the Property: 485 Talon Court
Birmingham, AL 35242

Property to become the homestead of Grantees Charles W. Kern and Karen S. Kern but not of Grantee Peter J. Weil.

12/23/1999-51836
10:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
13.00

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

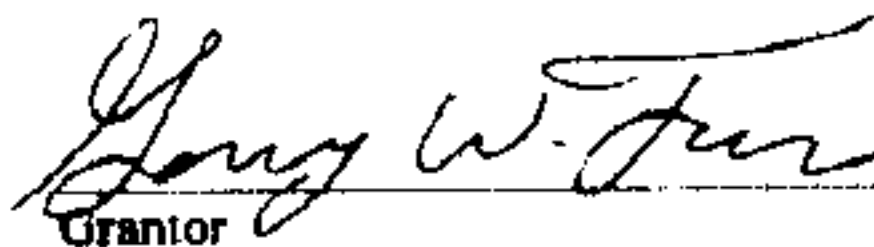
\$143,763.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this 22 day of December, 19 99

By:

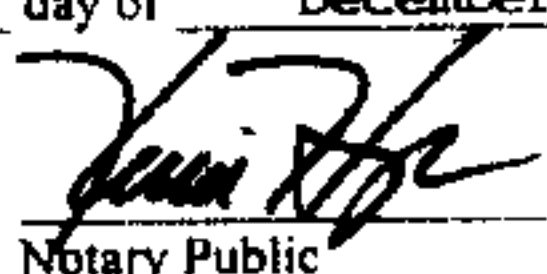
Grantor


Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary W. Thomas, President of American Homes and Land Corporation, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22 day of December, 1999


Notary Public

Commission Expires: 11/15/00

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, PC
200 Canyon Park Drive
Pelham, AL 35124

SEND TAX NOTICES TO:
Charles W. Kern
485 Talon Court
Birmingham, AL 35242

Inst # 1999-51836