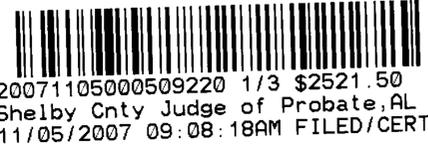


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Bio Fuels Holdings, LLC



WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Million Five Hundred Three Thousand Three Hundred dollars and Zero cents (\$2,503,300.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Edward Hassett and wife, Carolyn Lansford Hassett, and James Jeffrey Hassett, a single man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bio Fuels Holdings LLC, a Delaware limited liability company (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, its successors and/or assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 26th day of October, 2007.

_____	(SEAL)	<u>James Edward Hassett</u> James Edward Hassett	(SEAL)
_____	(SEAL)	<u>Carolyn Lansford Hassett</u> Carolyn Lansford Hassett	(SEAL)
_____	(SEAL)	<u>James Jeffrey Hassett</u> James Jeffrey Hassett	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that James Edward Hassett and wife, Carolyn Lansford Hassett and James Jeffrey Hassett, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2007.

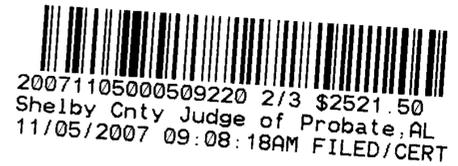
My commission expires: 10/16/2008

Michael T. Atchison
Michael T. Atchison, Notary Public



Shelby County, AL 11/05/2007
State of Alabama

Deed Tax: \$2503.50

EXHIBIT A**East Parcel Legal Description**

Beginning at a found 1/2" rebar pin set and capped by Billy Martin, locally accepted as the NE corner NE1/4 SW1/4 of Section 24, Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama; thence South 89 degrees 46 minutes 52 seconds East a distance of 1296.27 feet to a Point on the West ROW line of a paved public road known as County Road 473 and the NE corner of the parcel being described as witnessed by an iron pin offset South 37 degrees 19 minutes 25 seconds East a distance of 80.06 feet against the West side of a fence corner post on the East side of said paved road; thence along the East line of the parcel and following said West ROW line the following calls: thence South 03 degrees 03 minutes 06 seconds West a distance of 137.70 feet to a Point; thence South 03 degrees 20 minutes 20 seconds West a distance of 135.36 feet to a Point; thence South 00 degrees 30 minutes 42 seconds East a distance of 73.62 feet to a Point; thence South 00 degrees 52 minutes 11 seconds East a distance of 185.66 feet to a Point; thence South 00 degrees 11 minutes 58 seconds West a distance of 67.31 feet to a Point; thence South 06 degrees 07 minutes 26 seconds West a distance of 83.16 feet to a Point; thence South 05 degrees 57 minutes 29 seconds West a distance of 158.57 feet to a Point; thence South 03 degrees 25 minutes 49 seconds East a distance of 119.81 feet to a Point; thence South 05 degrees 52 minutes 43 seconds East a distance of 134.17 feet to a Point; thence South 06 degrees 55 minutes 49 seconds East a distance of 69.63 feet to a Point; thence South 02 degrees 17 minutes 25 seconds East a distance of 71.82 feet to a Point; thence South 03 degrees 22 minutes 51 seconds East a distance of 163.31 feet to a Point; thence South 01 degrees 36 minutes 42 seconds East a distance of 55.37 feet to a Point; thence South 00 degrees 51 minutes 14 seconds East a distance of 80.23 feet to a Point; thence South 00 degrees 18 minutes 23 seconds West a distance of 90.79 feet to a Point; thence South 01 degrees 08 minutes 27 seconds West a distance of 123.34 feet to a Point; thence South 01 degrees 03 minutes 04 seconds West a distance of 298.33 feet to a Point; thence South 01 degrees 01 minutes 17 seconds West a distance of 589.18 feet to a Point; thence South 02 degrees 08 minutes 05 seconds West a distance of 8.17 feet to a Point and the SE corner of the parcel being described as witnessed by and iron pin offset South 88 degrees 50 minutes 40 seconds East a distance of 89.24 feet against the West side of a fence corner post on the East side of said paved road; thence along an old long standing possession line fence and South line of the parcel the following calls: thence South 88 degrees 50 minutes 40 seconds West a distance of 696.03 feet to a Point; thence North 89 degrees 07 minutes 05 seconds West a distance of 1211.67 feet to an iron pin set for corner on the North side of a fence corner; thence South 04 degrees 08 minutes 41 seconds West a distance of 555.72 feet to an iron pin set against the South edge of a fence corner; thence South 68 degrees 53 minutes 55 seconds West a distance of 15.39 feet to a Point; thence South 89 degrees 41 minutes 08 seconds West a distance of 232.30 feet to an iron pin set against the West side of a fence corner; thence South 03 degrees 57 minutes 49 seconds East a distance of 334.47 feet to an iron pin set against the East side of a fence corner; thence North 89 degrees 00 minutes 08 seconds West a distance of 423.02 feet to a fence corner on the North ROW line of a paved public road known as County Road 85 and point for corner; thence North 54 degrees 58 minutes 12 seconds West a distance of 732.57 feet along said North ROW line to a point; thence North 56 degrees 15 minutes 31 seconds West a distance of 727.51 feet along said North ROW line to the point of intersection of Said ROW line with the East ROW line of the Central of Georgia Railway and the SW corner of the parcel being described; thence North 20 degrees 46 minutes 15 seconds West a distance of 463.41 feet along said East Railway ROW line to a point on the West line of Section 24 as witnessed by an iron pin offset South 17 degrees 31 minutes 51 seconds West a distance of 5.06 feet; thence North 00 degrees 53 minutes 58 seconds East a distance of 1831.40 feet along said Section line to a found iron pin set by Thomas E. Simmons and the NW corner of the parcel being described; thence North 87 degrees 55 minutes 34 seconds East a distance of 2388.26 feet to an iron pin set by T.E. Simmons and point for corner; thence North 36 degrees 39 minutes 41 seconds East a distance of 441.32 feet to the Point of Beginning.

Said Parcel lying in the West 1/2 of the SE1/4 of Section 24, the SW1/4 of Section 24 and the NE1/2 of the NW1/4 of Section 25, all lying in Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama.

Central Parcel Legal Description

Beginning at a found 1/2" rebar pin set and capped by Billy Martin, locally accepted as the NE corner NE1/4 SW1/4 of Section 24, Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama, thence South 22

degrees 17 minutes 39 seconds West a distance of 3815.38 feet to an iron pin set on the South ROW line of County Road 85, the Eastern most corner of the parcel being described and the Point of Beginning; thence South 89 degrees 41 minutes 17 seconds West a distance of 752.67 feet along the South line of the parcel to an iron pin set on the East ROW line of the Central of Georgia Railway and the SW corner of the parcel being described; thence North 20 degrees 59 minutes 21 seconds West a distance of 754.44 feet along said East ROW line to the point of intersection of said ROW line with the South ROW line of County Road 85 and the Northern most corner of the parcel being described; thence South 56 degrees 11 minutes 46 seconds East a distance of 344.86 feet along said ROW line to a point; thence South 56 degrees 05 minutes 13 seconds East a distance of 371.47 feet to an iron pin set for corner; thence South 34 degrees 19 minutes 00 seconds West a distance of 195.00 feet to an iron pin set for corner; thence South 55 degrees 41 minutes 00 seconds East a distance of 210.00 feet to an iron pin set for corner; thence North 34 degrees 19 minutes 00 seconds East a distance of 195.00 feet to an iron pin set for corner on said road ROW line; thence South 54 degrees 19 minutes 40 seconds East a distance of 313.41 feet to the Point of Beginning. Said Parcel lying in the NW1/4 and NE1/4 of the NW1/4 of Section 25, Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama.

West Parcel Legal Description

Beginning at a found 1/2" rebar pin set and capped by Billy Martin, locally accepted as the NE corner NE1/4 SW1/4 of Section 24, Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama, thence South 33 degrees 07 minutes 43 seconds West a distance of 4220.89 feet to a found 5/8" orange painted rebar 10" East of an old long standing possession line fence corner on the West ROW line of the Central of Georgia Railway, the Southeast corner of the parcel being described and the Point of Beginning; thence South 89 degrees 31 minutes 20 seconds West a distance of 356.11 feet along the South line of the parcel and along said possession line fence to an old fence corner and Southwest corner of the parcel being described; thence North 00 degrees 49 minutes 49 seconds East a distance of 767.57 feet along the West line of the parcel and following said possession line fence to an iron pin set against the East side of a fence corner; thence North 22 degrees 12 minutes 32 seconds West a distance of 83.88 feet to the Point of intersection of the South ROW line of County Road 85 and the West line of Section 25 at the NW corner of the parcel being described; thence South 57 degrees 02 minutes 13 seconds East a distance of 90.50 feet along said South ROW line to the West ROW line of the Central of Georgia Railway and the NE corner of the parcel being described; thence South 20 degrees 46 minutes 15 seconds East a distance of 848.06 feet along Said Railway West ROW line to the Point of Beginning.

Said parcel lying in the NW1/4 NW1/4 of Section 25, Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama.