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

20080306000093530 1/2 $374.00
Shelby Cnty Judge of Probate, AL
03/06/2008 03:47:27PM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Sixty Thousand dollars and Zero cents ($360,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Raymond F. Dison and wife, Mary Frances Dison (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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.
Situated in Shelby County, Alabama.

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

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of February, 2008.

_____	(SEAL)	Raymond F. Dison Raymond F. Dison	(SEAL)
_____	(SEAL)	Mary Frances Dison Mary Frances Dison	(SEAL)
_____	(SEAL)	_____	(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 Raymond F. Dison and wife, Mary Frances Dison 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 28th day of February, 2008.

My commission expires: 10/16/2008

Michael T. Atchison, Notary Public

MICHAEL T. ATCHISON NOTARY PUBLIC ALABAMA STATE

File No.: S-07-16025

20080306000093530 2/2 $374.00
Shelby Cnty Judge of Probate,AL
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EXHIBIT A

The NW ¼ of NE ¼, Section 24, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; Less and Except Public Road ROW more particularly described as follows:
Commencing at a found railroad spike in the centerline of County Road # 62 accepted as the NE corner of Section 24, Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama; thence South 89 degrees 30 minutes 18 seconds West a distance of 1378.57 feet to the point of intersection of the South ROW line of County Road 62 with the West ROW line of County Road #473, the NE corner of the parcel being described and the Point of Beginning; thence along the East line of the parcel and following the West ROW line of County Road #473 the following calls: thence South 00 degrees 01 minutes 42 seconds West a distance of 411.58 feet to a Point; thence South 00 degrees 21 minutes 32 seconds East a distance of 482.57 feet to a Point; thence South 00 degrees 04 minutes 11 seconds West a distance of 413.62 feet to a Point and the SE corner of the parcel being described as witnessed by a 3/4" metal pipe 6" tall leaning strongly to the SE found offset South 89 degrees 49 minutes 48 seconds East a distance of 53.66 feet. from the true property corner; thence North 89 degrees 49 minutes 48 seconds West a distance of 1283.23 feet along the South line of the parcel to a Point as witnessed by an 3/4" metal pin found offset North 89 degrees 30 minutes 49 seconds West a distance of 6.40 feet. from the true property corner; thence North 00 degrees 24 minutes 04 seconds East a distance of 1323.29 feet along the West line of the parcel to a found rebar pin on the South ROW line of said County Road # 62 and the North line of Section 24 said rebar pin being the NW corner of the parcel being described; thence South 89 degrees 50 minutes 25 seconds East a distance of 1088.44 feet along the North line of Section 24 to the point of intersection of said Section line with the South ROW line of said County Road #62 and point for corner; thence South 84 degrees 55 minutes 33 seconds East a distance of 183.92 feet along said South ROW line to the Point of Beginning.
Said parcel lying in the NW1/4 of NE1/4 of Section 24 as referenced above.
Situated in Shelby County, Alabama.

Shelby County, AL 03/06/2008
State of Alabama

Deed Tax:$360.00