

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
101 Sansbury's Way
West Palm Beach, FL 33411

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Four Hundred Fifty Thousand dollars and Zero cents (\$450,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gerald M. Greene and wife. Robbie G. Greene (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.

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 7th day of October, 2008.

_____	(SEAL)	<u>Gerald M. Greene</u>	(SEAL)
_____	(SEAL)	<u>Robbie G. Greene</u>	(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 Gerald M. Greene and wife. Robbie G. Greene 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 7th day of October, 2008.

Michael T. Atchison
Michael T. Atchison, Notary Public

20081008000398000 1/2 \$464.00
Shelby Cnty Judge of Probate, AL
10/08/2008 11:39:58AM FILED/CERT

Shelby County, AL 10/08/2008
State of Alabama
Deed Tax: \$450.00

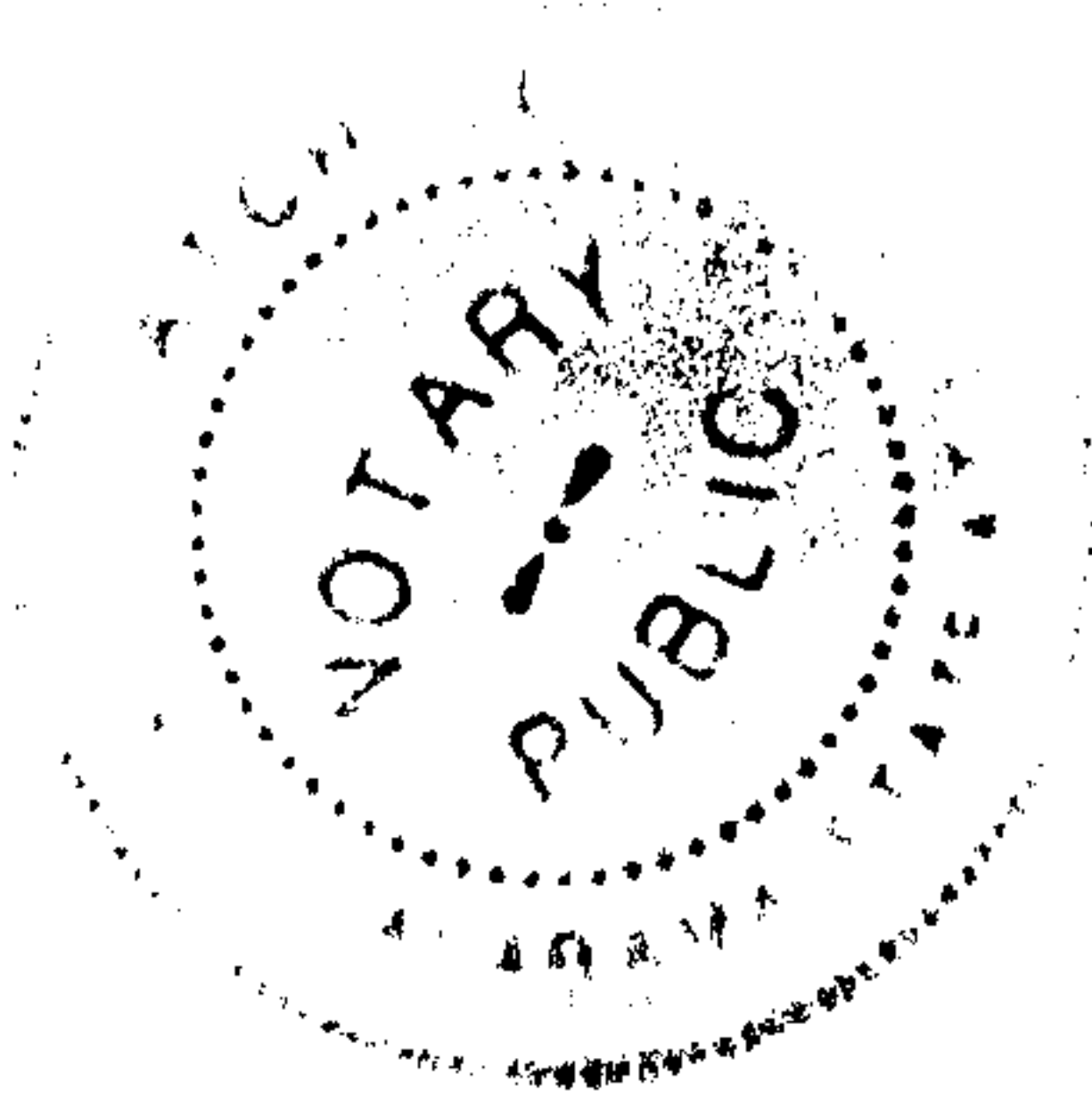


EXHIBIT A


20081008000398000 2/2 \$464.00
Shelby Cnty Judge of Probate, AL
10/08/2008 11:39:58AM FILED/CERT

Greene Parcel Deed North

Commencing at a found railroad spike in the centerline of County Road # 62 accepted as the SE corner of Section 13, Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama; thence North 52 degrees 28 minutes 45 seconds West a distance of 1667.05 feet to the SE corner of the parcel and the Point of Beginning;

thence North 89 degrees 50 minutes 25 seconds West a distance of 1309.56 feet to a Point on the East ROW line of a paved public road known as Water Loop Road and the SW corner of the parcel being described;

thence North 01 degrees 26 minutes 44 seconds West a distance of 90.75 feet along the West Line of the parcel and the East ROW line of said Road to a Point;

thence North 02 degrees 15 minutes 02 seconds East a distance of 48.31 feet along the West Line of the parcel and the East ROW line of said Road to a Point;

thence North 04 degrees 14 minutes 28 seconds East a distance of 194.31 feet along the West Line of the parcel and the East ROW line of said Road to an iron pin set as the NW corner of the parcel being described;

thence South 88 degrees 03 minutes 11 seconds East a distance of 372.70 feet along the North line of the parcel to an iron pin set for corner;

thence South 89 degrees 00 minutes 59 seconds East a distance of 901.23 feet to a Point and the NE corner of the parcel being described;

thence South 04 degrees 04 minutes 51 seconds West a distance of 309.08 feet along the East line of the parcel to the Point of Beginning.

Said Parcel lying in the SW1/4 SE1/4 of Section 13 as referenced above.