

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 Twenty Five Thousand dollars and Zero cents (\$425,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gerald Macon 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 Macon 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

20081008000398100 1/3 \$442.00
Shelby Cnty Judge of Probate,AL
10/08/2008 12:21:27PM FILED/CERT

Shelby County, AL 10/08/2008
State of Alabama
Deed Tax:\$425.00

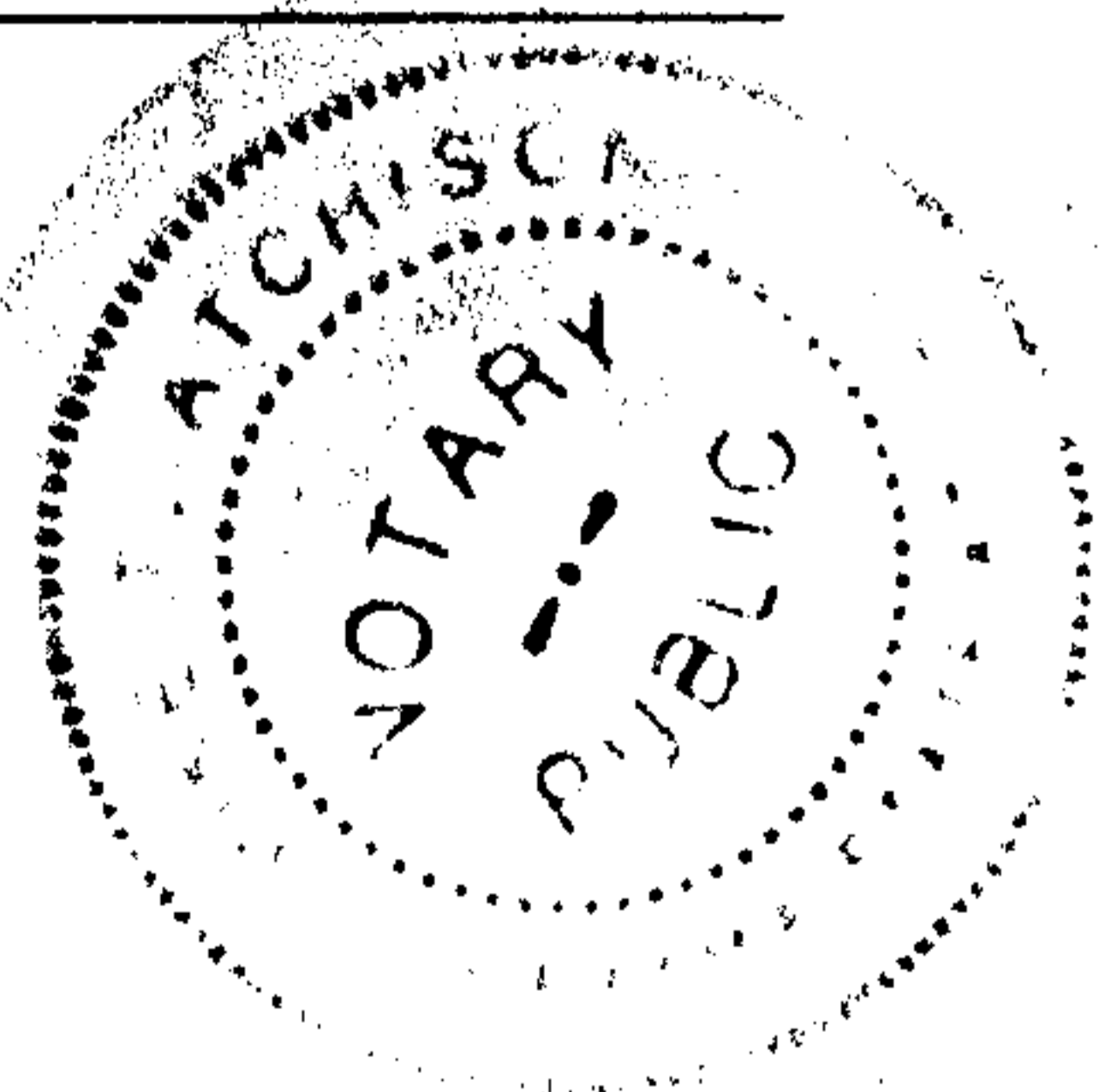



EXHIBIT A


20081008000398100 2/3 \$442.00
Shelby Cnty Judge of Probate, AL
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Greene Parcel South

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 00 degrees 59 minutes 11 seconds East a distance of 40.00 feet to a point on the North ROW line of County Road #62, the SE corner of the parcel being described and the POINT OF BEGINNING; thence along the North ROW line of said paved road and the South line of the parcel the following calls;
thence North 89 degrees 00 minutes 49 seconds West a distance of 1284.05 feet to a Point;
thence North 86 degrees 45 minutes 33 seconds West a distance of 62.58 feet to a Point;
thence North 85 degrees 15 minutes 56 seconds West a distance of 101.26 feet to a Point;
thence North 84 degrees 41 minutes 25 seconds West a distance of 121.88 feet to a Point;
thence North 83 degrees 48 minutes 22 seconds West a distance of 106.55 feet to a Point;
thence North 83 degrees 37 minutes 56 seconds West a distance of 192.57 feet to a Point;
thence North 83 degrees 32 minutes 45 seconds West a distance of 121.40 feet to a Point;
thence North 83 degrees 34 minutes 52 seconds West a distance of 96.96 feet to a Point;
thence North 85 degrees 49 minutes 58 seconds West a distance of 117.19 feet to a Point;
thence South 89 degrees 17 minutes 54 seconds West a distance of 83.74 feet to a Point;
thence South 85 degrees 38 minutes 57 seconds West a distance of 106.73 feet to a Point;
thence South 81 degrees 14 minutes 05 seconds West a distance of 107.56 feet to a Point;
thence South 78 degrees 06 minutes 10 seconds West a distance of 66.47 feet to a Point;
thence South 77 degrees 08 minutes 50 seconds West a distance of 77.65 feet to the point of intersection of said North ROW line with the East ROW line of a paved public road known as Water Loop Road and the SW corner of the parcel being described;
thence along said East ROW line and the West line of the parcel the following calls:
thence North 01 degrees 28 minutes 34 seconds East a distance of

81.52 feet to a Point;
thence North 02 degrees 41 minutes 15 seconds East a distance of
173.70 feet to a Point;
thence North 02 degrees 25 minutes 00 seconds East a distance of
174.37 feet to a Point;
thence North 01 degrees 20 minutes 41 seconds West a distance of
21.68 feet to a point and the NW corner of the parcel being
described;
thence South 89 degrees 09 minutes 47 seconds East a distance of
1274.74 feet along the North line of the parcel to a point;
thence North 00 degrees 41 minutes 03 seconds East a distance of
163.01 feet along the North line of the parcel to a point;
thence South 89 degrees 09 minutes 55 seconds East a distance of
1336.59 feet along the North line of the parcel to a point on the
East line of Section 13 and the NE corner of the parcel being
described;
thence South 00 degrees 37 minutes 42 seconds East a distance of
630.48 feet along the East line of the parcel and the East line of
Section 13 to the Point of Beginning.
Said parcel lying in the S1/2 SE1/4 of Section 13 as referenced
above.