

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

20090129000029540 1/2 \$414.00
Shelby Cnty Judge of Probate, AL
01/29/2009 03:58:25PM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Four Hundred Thousand dollars and Zero cents (\$400,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joe Michael Hinds and wife, Corinne P. Hinds (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bio Fuels Holdings, LLC (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 2009 and subsequent years, easements, restrictions, rights of way, and permits of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of January, 2009.

(SEAL)

Joe Michael Hinds (SEAL)

(SEAL)

Corinne P. Hinds (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Joe Michael Hinds and wife, Corinne P. Hinds 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.

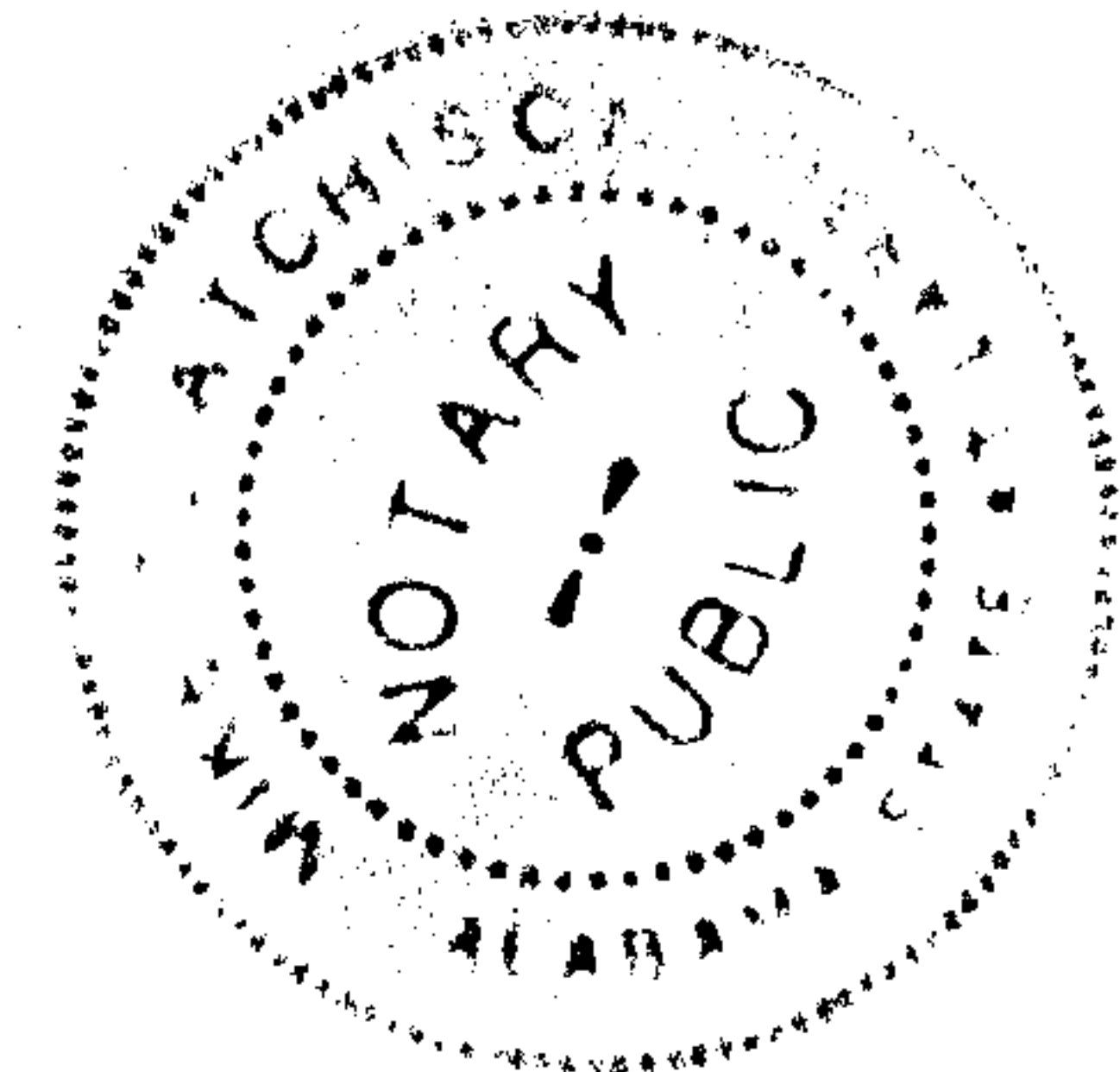
Given under my hand and official seal this 28th day of January, 2009.

My commission expires: 10/16/2012

Michael T. Atchison, Notary Public

Shelby County, AL 01/29/2009
State of Alabama

Deed Tax: \$400.00



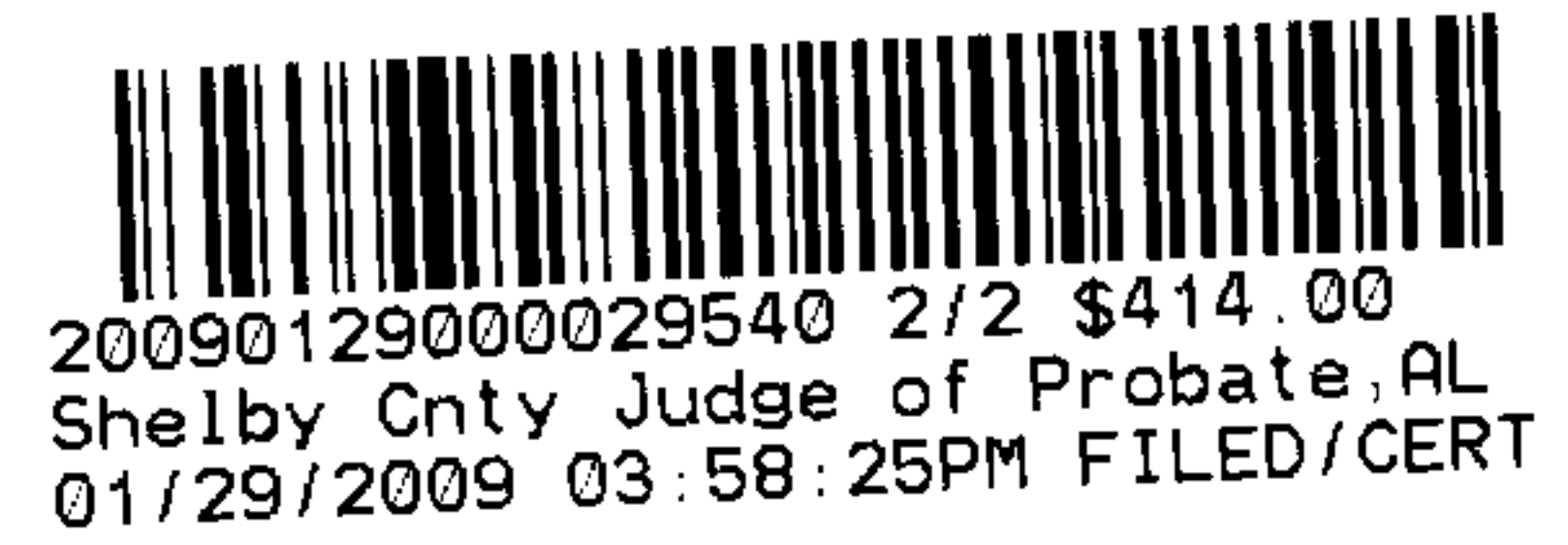


EXHIBIT A

Commence at a found rebar pin that is $\frac{1}{2}$ inch in diameter standing 3 inches tall set 3.5 feet South of a 3-way fence corner and locally accepted as the NE corner of Section 14, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence South 00 degrees 30 minutes 05 seconds West a distance of 3862.71 feet to an iron pin set at the intersection of the East line of Section 14 with the South right of way line of the Seaboard Coastline Railroad, the Northern most corner of the parcel being described and the point of beginning; thence South 00 degrees 30 minutes 05 seconds West a distance of 1429.74 feet along the East line of the parcel and East line of Section 14 to a point at the SE corner of Section 14 and the NE corner of Section 23 and point for corner; thence South 00 degrees 21 minutes 12 seconds West a distance of 107.33 feet to an iron pin set at the intersection of the East line of the parcel and the East line of Section 23 with the North right of way line of a paved public road known as County Road #62 and the SE corner of the parcel being described; thence along the South line of the parcel and following the North right of way line of said paved public road the following courses: thence along a curve to the right having a degree of 03 degrees 05 minutes 43 seconds, a chord direction of North 85 degrees 03 minutes 37 seconds West, a radius of 1851.01 feet, 414.56 feet along said curve and a chord length of 413.68 feet to a point; thence North 78 degrees 07 minutes 35 seconds West a distance of 399.90 feet to a point; thence along a curve to the left having a degree of 00 degrees 45 minutes 10 seconds, a chord direction of North 77 degrees 35 minutes 56 seconds West, a radius of 7610.48 feet, 548.13 feet along said curve and a chord length of 548.01 feet to the point of intersection of said paved public roads North right of way line with the South right of way line of the Seaboard Coastline Railroad right of way line and the Western most corner of the parcel being described; thence North 46 degrees 05 minutes 23 seconds East a distance of 1876.51 feet along the Northwestern line of the parcel following said Seaboard Coastline Railroad's Southern right of way line to the point of beginning.

Said parcel lying in the SE $\frac{1}{4}$ of Section 14 and the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, of Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.

According to survey of John L. Ratley, Jr., Ala. Reg. No. 12157, dated January 20, 2009.