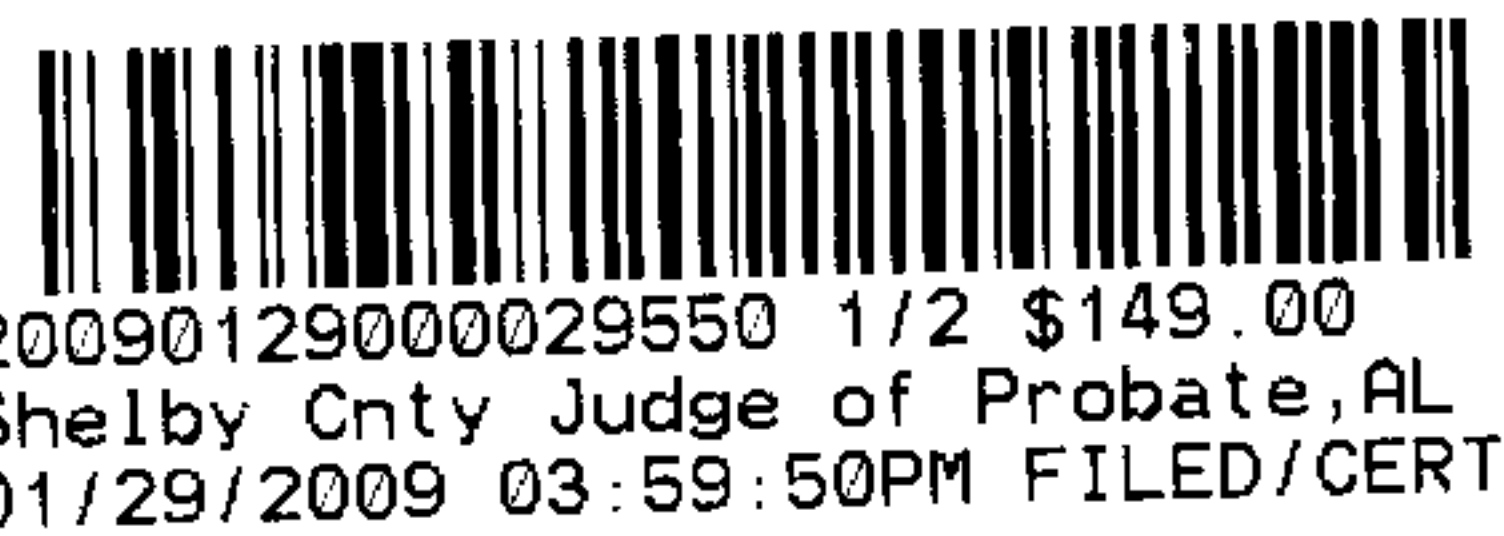


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

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 One Hundred Thirty Five Thousand dollars and Zero cents (\$135,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Allan Srygley and Jenny B. Srygley, husband and wife (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 hand(s) and seal(s), this 29th day of January, 2009.

_____	(SEAL)	<u>James Allan Srygley</u>	(SEAL)
_____	(SEAL)	<u>Jenny B. Srygley</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 James Allan Srygley and Jenny B. Srygley, husband and wife 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 29th day of January, 2009.

My commission expires: 10/16/2012

Michael T. Atchison
Michael T. Atchison, Notary Public

Shelby County, AL 01/29/2009
State of Alabama
Deed Tax: \$135.00

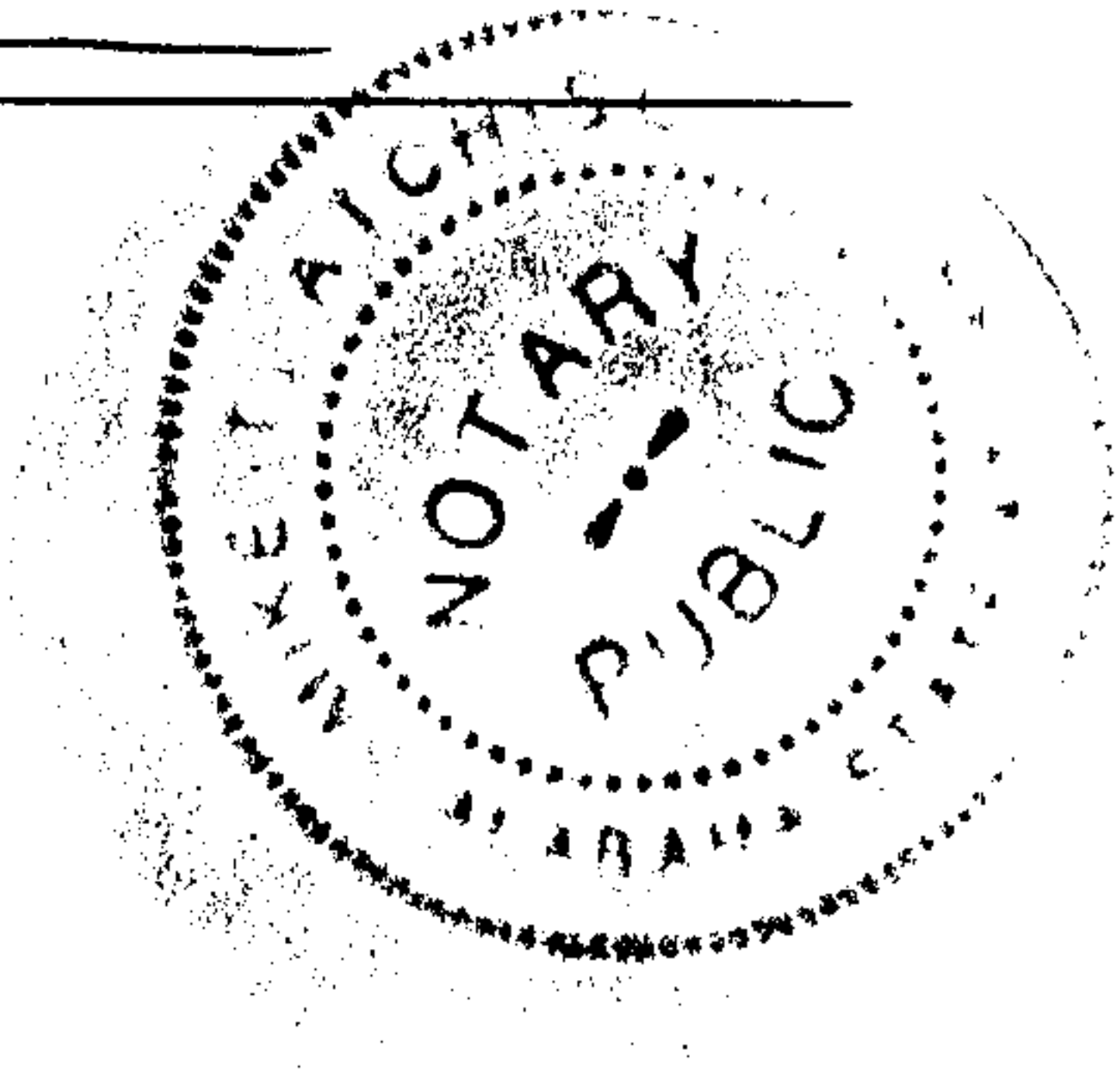
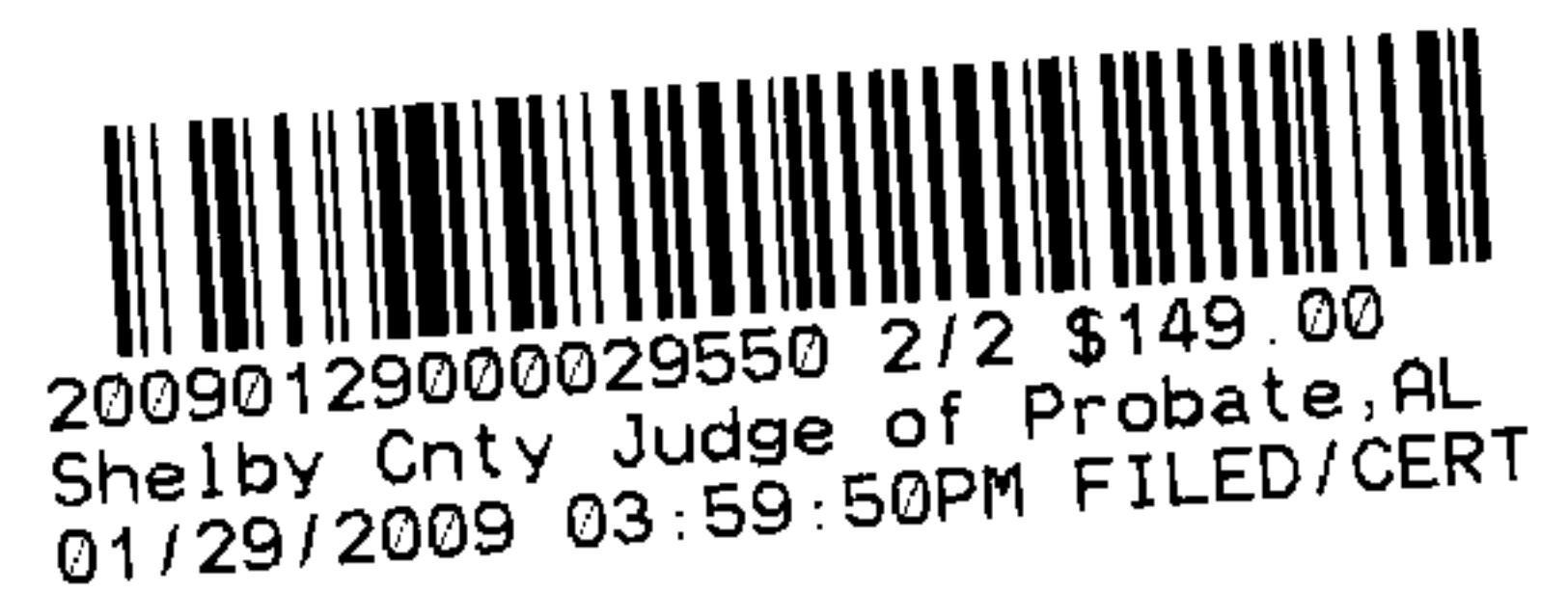


EXHIBIT A



Commencing at a found railroad spike driven into the centerline of a paved public road and verified as being the NE corner of Section 24, Township 19 South, 2 East, Huntsville Meridian, Shelby County, Alabama; thence South 29 degrees 15 minutes 47 seconds West a distance of 2802.27 feet to a point on the West right of way line of a paved public road known as County Road #473, the NE corner of the parcel being described and the point of beginning as witnessed by an iron pin found offset North 89 degrees 35 minutes 59 seconds West a distance of 12.68 feet; thence North 89 degrees 35 minutes 59 seconds West a distance of 328.12 feet along the North line of the parcel to a found iron pin and the NW corner of the parcel being described; thence South 01 degrees 01 minutes 59 seconds East a distance of 207.95 feet along the West line of the parcel to a found iron pin and the SW corner of the parcel being described; thence South 89 degrees 26 minutes 13 seconds East a distance of 320.60 feet along the North line of the parcel to a point on the West right of way line of said paved public road and the SE corner of the parcel being described as witnessed by a found iron pin offset North 89 degrees 26 minutes 13 seconds West a distance of 7.63 feet; thence along a curve to the left having a degree of 01 degrees 24 minutes 07 seconds, a chord direction of North 01 degrees 02 minutes 12 seconds East, a radius of 4086.61 feet, 208.83 feet along said curve and a chord length of 208.81 feet along said West right of way line to the point of beginning.

Said parcel lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 19 South, Range 2 East, Shelby County, Alabama. According to survey of John L. Ratley, Jr., Ala. Reg. No. 12157, dated January 20, 2009.