

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
800 SE Monterey Commons Blvd., Suite
200
Stuart, FL 34996

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fifteen Thousand dollars and Zero cents (\$15,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Darlene F. Thrailkill, a single woman (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.

Subject to taxes for 2009 and subsequent years.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of April, 2009.

_____	(SEAL)	<u>Darlene F. Thrailkill</u>	(SEAL)
		Darlene F. Thrailkill	
_____	(SEAL)	_____	(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 Darlene F. Thrailkill whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2009.

Michael T. Atchison
Michael T. Atchison, Notary Public

My commission expires: 10/16/2012



20090501000161330 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
05/01/2009 11:15:52 AM FILED/CERT

Shelby County, AL 05/01/2009
State of Alabama
Deed Tax : \$15.00

Parcel I Recorded Legal Description

Commence at a point on the West line of the SE1/4 of the NE1/4 of Section 24, Township 19 South, Range 2 East, which is 66 feet North of the SW corner of the N1/2 of said SE1/4 of NE1/4 and run thence South, along the West line of said 1/4 1/4 section, a distance of 528 feet to a point; thence run East, parallel with the South line of said SE1/4 of NE1/4, a distance of 210 feet to the point of beginning; thence continue East, parallel with the south line of said SE1/4 of NE1/4, a distance of 210 feet; thence run South, parallel with the West line of said SE1/4 of NE1/4 and with the West line of the NE1/4 of SE1/4, a distance of 210 feet; thence run West, parallel with the North line of said NE1/4 of SE1/4, a distance of 210 feet; thence run North, parallel with the West line of said NE1/4 of SE1/4 and with the West line of said SE1/4 of NE1/4, a distance of 210 feet to the point of beginning.

ALSO DESCRIBED AS:

Parcel I Surveyed Legal Description

Commencing at a found rail road spike driven into the centerline of a paved public road and verified as being the NE corner of Section 24, Township 19 South, Range 02 East, Huntsville Meridian Shelby County, Alabama; thence South 34 degrees 44 minutes 58 seconds West a distance of 2333.06 feet to a point on the West line of the SE1/4 of the NE1/4 of Section 24, Township 19 South, Range 02 East, Huntsville Meridian, Shelby County, Alabama, which is 66 feet North of the SW corner of the N1/2 of the SE1/4 NE1/4; thence South 00 degrees 08 minutes 39 seconds West a distance of 528.00 feet along the West line of the SE1/4 NE1/4 to a Point; thence South 89 degrees 47 minutes 00 seconds East a distance of 210.00 feet, Parallel with the South line of the SE1/4 NE1/4, to the Point of Beginning; thence South 89 degrees 47 minutes 03 seconds East a distance of 210.00 feet along the North line of the parcel and parallel to the South line of the SE1/4 NE1/4 to a found iron pin and the NE corner of the parcel being described; thence South 00 degrees 08 minutes 39 seconds West a distance of 210.00 feet along the East line of the parcel and parallel with the West line of the SE1/4 NE1/4 to the SE corner of the parcel being described; thence North 89 degrees 47 minutes 03 seconds West a distance of 210.00 feet along the South line of the parcel parallel with the South line of the SE1/4 NE1/4 to a point and the SW corner of the parcel being described; thence North 00 degrees 08 minutes 39 seconds East a distance of 210.00 feet along the West line of the parcel and parallel with the West line of the SE1/4 NE1/4 to the Point of Beginning and containing 1.01 acres or 44099.97 square feet more or less.

Said Parcel lying in the SE1/4 NE1/4 and the NE1/4 SE1/4 of Section 24 as referenced above.

Stuart 239830.1 00031471.00002



20090501000161330 2/2 \$29.00
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