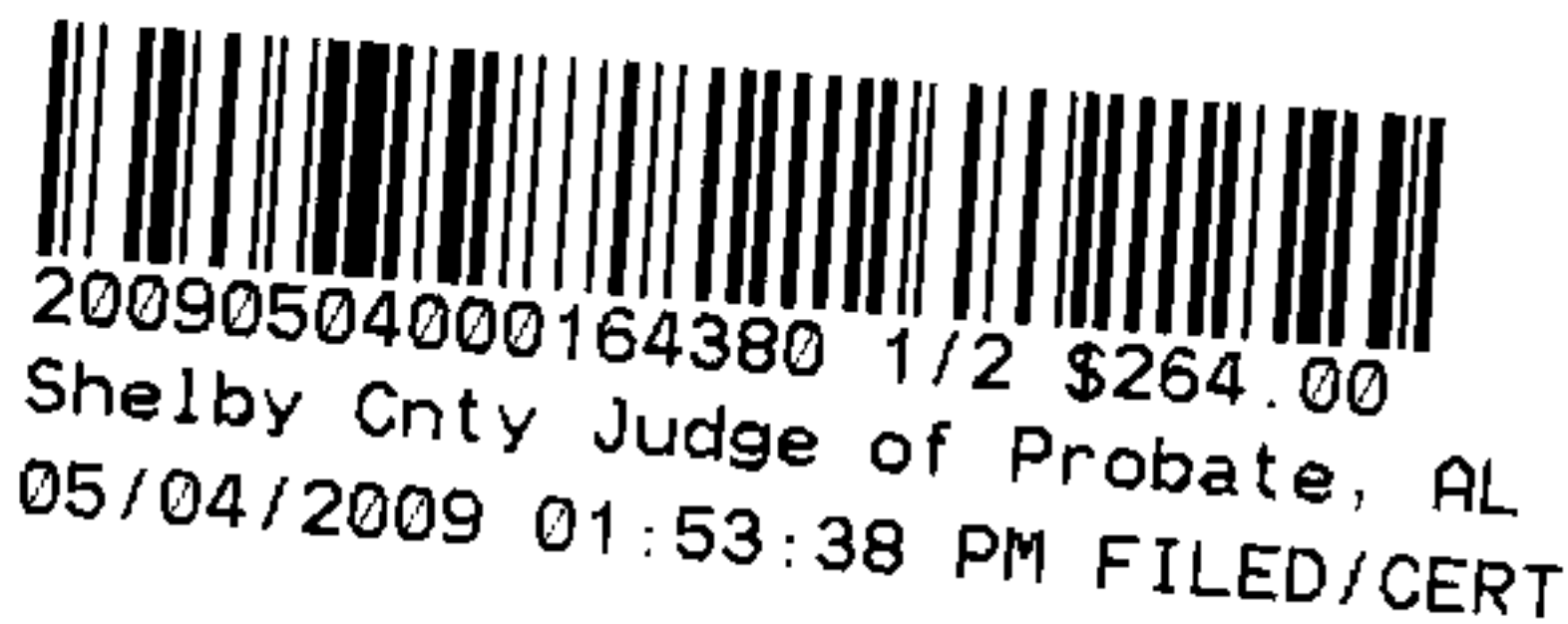


This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Bio Fuels Holdings LLC  
800 SE onterey Commons Blvd., Suite 200  
Stuart, FL 34996

WARRANTY DEED



STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Fifty Thousand dollars and Zero cents (\$250,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Roland D. Fleming and wife, Glenda Fleming (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.

Shelby County, AL 05/04/2009  
State of Alabama  
Deed Tax : \$250.00

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, we have hereunto set our hand(s) and seal(s), this 4th day of May, 2009.

_____	(SEAL)	<u>Roland D. Fleming</u>	(SEAL)
_____	(SEAL)	<u>Glenda Fleming</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 Roland D. Fleming and wife, Glenda Fleming 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 4th day of May, 2009.

My commission expires: 10/16/2012

Michael T. Atchison, Notary Public





Parcel D Recorded Legal Description

Commence at a point on the West line of the SE1/4 of NE1/4 of Section 24, Township 19 South, Range 2 East which is 66 feet North of the SW corner of the North Half of said SE1/4 of NE1/4 and run thence South, along the West line of said quarter-quarter section, a distance of 264 feet to the point of beginning; thence continue South, along the West line of said quarter-quarter section, a distance of 264 feet; thence run East, parallel with the South line of said quarter-quarter section a distance of 660 feet; thence run North, parallel with the West line of said quarter-quarter section, a distance of 264 feet; thence run West, parallel with the South line of said quarter-quarter section, a distance of 660 feet to the point of beginning.

LESS AND EXCEPT that portion of the following parcels partially overlapping the above described parcel of land:

Parcel C Recorded Legal Description

Commence at the northeast corner of Section 24, Township 19 south, Range 2 East, Shelby County, Alabama and run thence North 87 degrees 32 minutes 19 seconds West a distance of 745.91 to a point; Thence run South 00 degrees 00 minutes 00 seconds East a distance of 2,233.14' to a steel rebar corner and the point of beginning of the property being described; Thence continue along last described course a distance of 109.80' to a steel rebar corner In the centerline of a gravel driveway; Thence run North 83 degrees 37 minutes 28 seconds West along centerline of said driveway a distance of 70.44' to a steel rebar corner; Thence run North 77 degrees 33 minutes 58 seconds West along said centerline of said driveway a distance of 167.36' to a steel rebar corner; Thence run North 49 degrees 57 minutes 23 seconds West along centerline of said driveway a distance of 9.71 to a steel pin corner; Thence run North 62 degrees 08 minutes 32 seconds West along centerline of said driveway a distance of 174.00' to a steel rebar corner; Thence run North 73 degrees 16 minutes 03 seconds West along centerline of said driveway a distance of 100.73' to a steel rebar corner; Thence run North 47 degrees 24 minutes 58 seconds East a distance of 39.19' to a steel rebar corner; Thence run South 80 degrees 31 minutes 42 seconds East a distance of 468.70' to the point of beginning, containing 0.93 of an acre.

Parcel E Recorded Legal Description

From the Northwest corner of the NE 1/4 of the NE 1/4 of Section 24, Township 19 South, Range 2 East, Shelby County, Alabama proceed S01 degree 35' (Magnetic) along the West boundary of the East one-half of the NE 1/4 of said Section 24 a distance of 2276.02 feet; thence turn a deflection angle to the left of 82 degrees 57' and proceed Southeasterly for a distance of 34.43 feet to the POINT OF BEGINNING of herein parcel of land, said point being on the East right-of-way boundary of County highway #473; thence continue Southeasterly along same course a distance of 330.97 feet; thence turn a deflection angle to the left of 83 degrees 40' and run 164.38 feet to a point in the center of a public road; thence turn a deflection angle of 77 degree 30' to the left and run along the center of said road a distance of 174.07 feet; thence turn a deflection angle to the left of 96 degrees 51' and run 162.87 feet; thence turn a deflection to the right of 78 degrees 01' and run 160.0 feet to a point on the East right-of-way line of said Co. road #473; thence turn a deflection angle to the left of 98 degrees 55' and proceed in a Southerly direction along the east boundary of said road a distance a 61.0 feet to the POINT OF BEGINNING of herein described parcel of land. Containing 1.01 acres.

Above described property is located in the SE1/4 of NE1/4 of Section 24, Township 19 South, Range 2 East, Shelby County, Alabama.

Parcel F Recorded Legal Description

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA: THENCE RUN NORTH 84° 47' 58" WEST FOR 745.91 FEET; THENCE RUN SOUTH 02° 44' 45" WEST FOR A DISTANCE OF 2233.14 FEET TO THE CENTERLINE OF A DIRT ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE FOR A DISTANCE OF 154.20 FEET; THENCE RUN NORTH 78° 25' 41" WEST FOR A DISTANCE OF 288.56 FEET; THENCE NORTH 17° 54' 21" EAST FOR A DISTANCE OF 164.38 FEET TO THE CENTERLINE OF A DIRT ROAD; THENCE RUN SOUTH 57° 48' EAST ALONG CENTER OF DIRT ROAD FOR A DISTANCE OF 10.0 FEET; THENCE RUN SOUTH 74° 49' 48" EAST ALONG CENTER OF DIRT ROAD FOR A DISTANCE OF 167.36 FEET; THENCE RUN SOUTH 80° 53' 17" EAST ALONG CENTER OF DIRT ROAD FOR A DISTANCE OF 70.44 FEET TO THE POINT OF BEGINNING.