

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, Josephine Aldridge Couch, a married 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.


THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR of HER SPOUSE.

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 21st day of May, 2009.

(SEAL)


Josephine Aldridge Couch

(SEAL)

(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 Josephine Aldridge Couch 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 21st day of May, 2009.

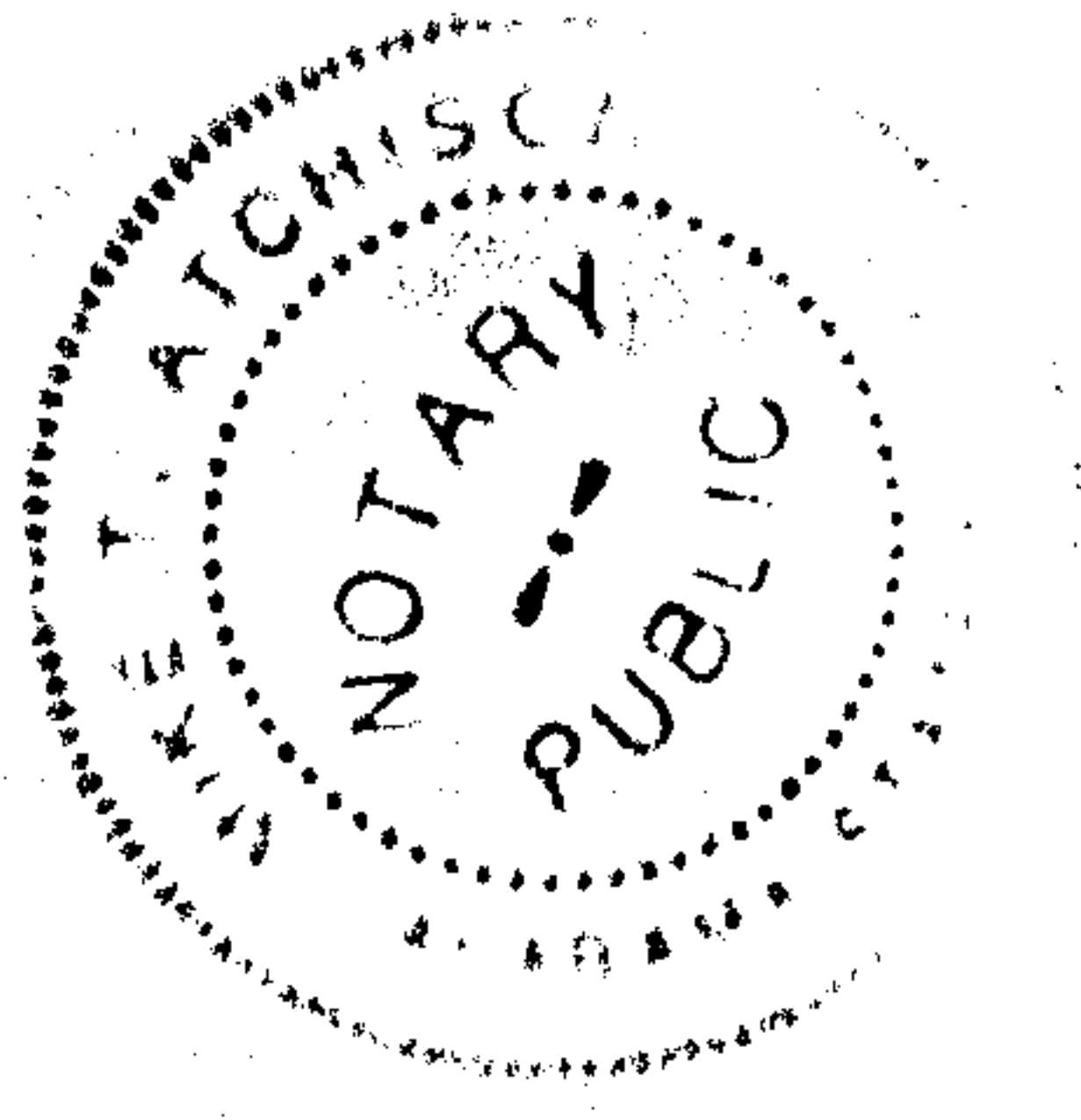
My commission expires: 10/16/2012



Michael T. Atchison, Notary Public



20090522000193790 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
05/22/2009 08:26:08 AM FILED/CERT



Shelby County, AL 05/22/2009

State of Alabama

Deed Tax : \$15.00

PARCEL H 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 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 the point of beginning; thence continue South along the West line of said 1/4 - 1/4 Section and along the West line of the NE1/4 of SE1/4 of said Section 24, a distance of 210 feet; thence run East 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; thence run West parallel with the South line of said SE1/4 of NE1/4, a distance of 210 feet to the point of beginning. Situated in Shelby County, Alabama.

Stuart 240090.1 00031471.00002



20090522000193790 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
05/22/2009 08:26:08 AM FILED/CERT