

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 One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Vertis Fleming Carlisle, an unmarried widow (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.

Vertis Fleming Carlisle is the surviving grantee in that certain deed recorded in Deed Book 262, Page 785, in the Probate Office of Shelby County, Alabama; the other grantee, James S. Carlisle, having died on or about the 1 day of March, 2007.

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 29th day of May, 2009.

(SEAL)

Vertis Fleming Carlisle

Vertis Fleming Carlisle

(SEAL)

(SEAL)

By: Leonard Carlisle, Attorney in Fact

By: Leonard Carlisle, Attorney in Fact under Power of Attorney recorded in Instrument # 20051004000 517940, in the Probate Office of Shelby County, Alabama

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

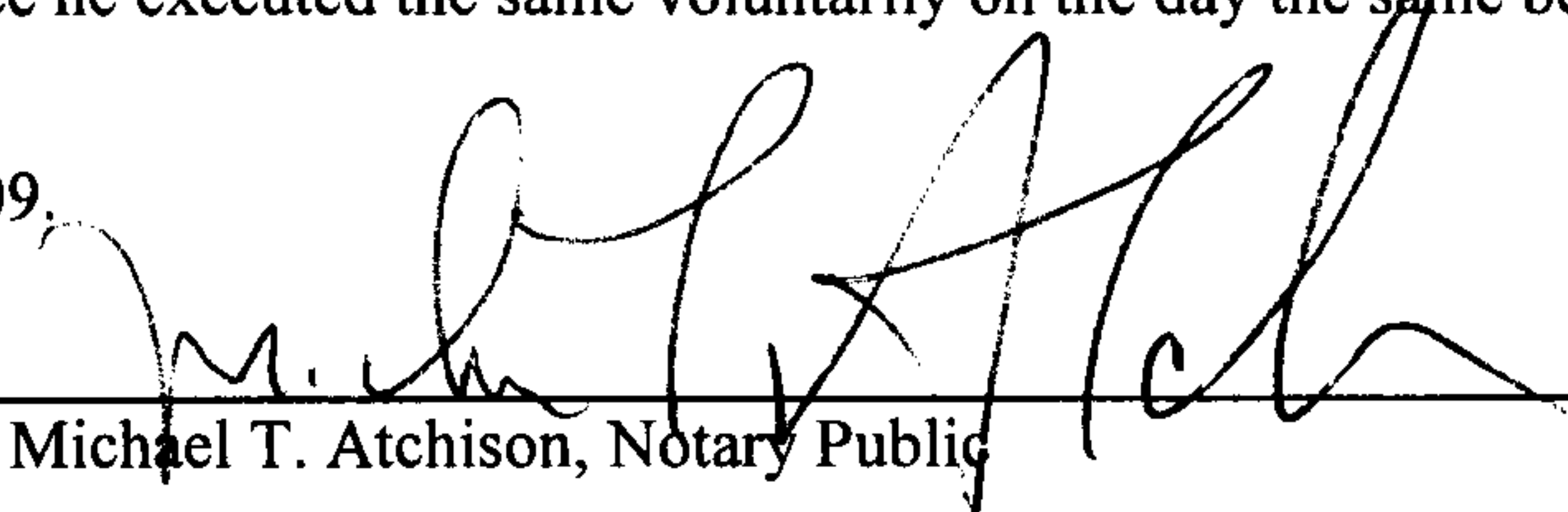
} General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for the said County, in said State, hereby certify that Leonard Carlisle, whose name as Attorney in Fact for Vertis Fleming Carlisle, 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 executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact..


Given under my hand and official seal this 29th day of May, 2009.

My commission expires: 10/16/2012



Michael T. Atchison, Notary Public

Shelby County, AL 06/01/2009
State of Alabama
Deed Tax : \$150.00


20090601000205290 1/2 \$164.00
Shelby Cnty Judge of Probate, AL
06/01/2009 12:13:45 PM FILED/CERT

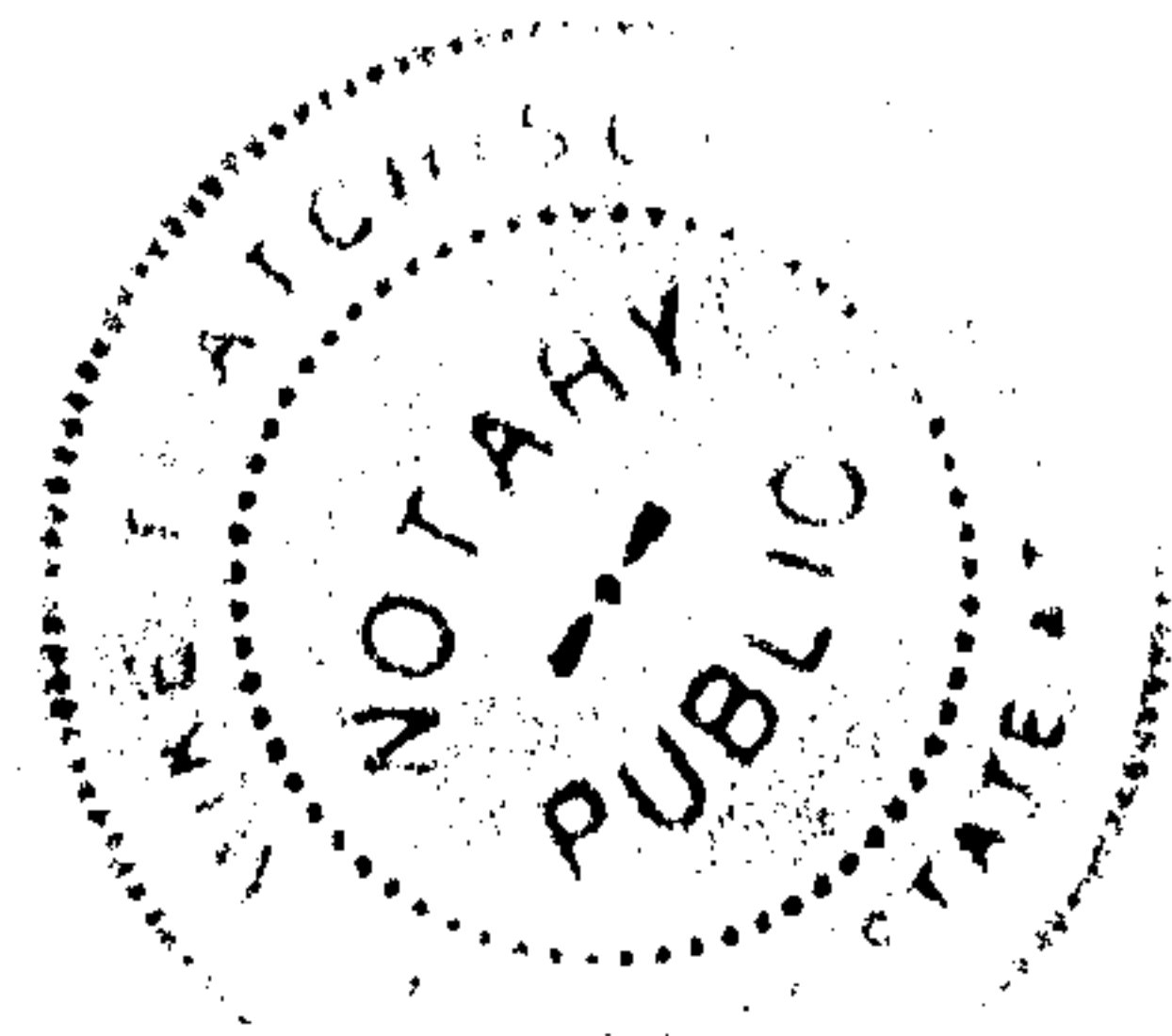


EXHIBIT A

PARCEL G:

Commence at a point on the West line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 19 South, Range 2 East, which is 66 feet North of the SW corner of the North Half of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and run thence South along the West line of said Quarter-Quarter Section, a distance of 528 feet; thence run East, parallel with the South line of said Quarter-Quarter Section, a distance of 660 feet to the point of beginning; thence run North parallel with 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, more or less, to a point on the East line of said Quarter-Quarter Section; thence run South along the East 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, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

