



Brian P. Jett

Member

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Brian P. Jett is a Member in the Business Law practice group as well as the Real Estate, Energy, and Cannabis industry groups, specializing in real estate transactions, zoning and subdivision, renewable energy, natural resource development, and medical cannabis issues. He practices out of the Firm's office in Morgantown, West Virginia.

Adept at real estate matters, Brian enjoys building and maintaining relationships with his clients and finding solutions to the various problems and issues they face. His practice focuses on assisting clients in all phases of wind and solar project development, drafting and reviewing title insurance commitments, coordinating and conducting real estate closings, and preparing complex coal and oil and gas title opinions for West Virginia, Pennsylvania, Ohio, and Colorado. He also provides counsel to clients on medical cannabis issues in West Virginia under the West Virginia Medical Cannabis Act.

He is experienced in drafting a multitude of transactional documents related to the real estate industry (Purchase and Sale Agreements, Management and Services Agreements, Option Agreements, Wind/Solar/Oil and Gas Lease Agreements, Easement Agreements, Closing Documents, etc.), assisting clients in obtaining subdivision approvals, advising on state and local zoning laws, as well as conducting legal research and analyzing coal, oil and gas title issues, specifically tax sale irregularities, royalty versus oil and gas in place reservations, invalid and/or incorrect assessments and adverse claims on title, and acreage discrepancies.

Prior to attending law school, Brian served as a title abstractor for a West Virginia-based company where he researched surface and mineral title ownership, completed title files for lease take-offs and prepared reports for clients and attorneys regarding oil and gas ownership. He also served as a petroleum landman for a land company where he negotiated and reviewed oil and gas leases.

Brian received his law degree from West Virginia University College of Law, where he participated in the Clinical Law Program. He earned his bachelor's degree in business administration from Fairmont State University, graduating with honors. Outside of his practice, Brian enjoys outdoor activities, exercising, traveling, and going to sporting events.

Awards

- Named a *West Virginia Super Lawyers*[®] *Rising Star* for Real Estate Law (2022-2024)
- Delta Mu Delta Honor Society

Notable Legal Experience

- Development of multiple wind farm and solar projects
- Filing and defending partition suits and missing and unknown heirs suits to clear title for clients
- Analyzing oil and gas leases and abstracts for due diligence acquisitions and providing curat

- Gauging potential risks involved with waiving title requirements to create reasonable and cost effective curative solutions
- Supervising teams to perform large title projects for acquisitions, including the purchase of a large manufacturing facility and a campus for higher education and all of the real and personal property

Work History

- Jackson Kelly PLLC (2012-Present)
- Jackson Kelly PLLC, Part-Time Law Clerk (2011-2012)
- Abstract WV LLC, Title Abstractor (2011)
- EQT Corporation, Summer Intern (2010)
- T.S. Dudley Land Co., Inc. Petroleum Landman (2008)

Practices

- Business Law
- Real Estate
- Renewable Energy

Industries

- Energy
- Oil & Gas
- Cannabis Law

Education

- West Virginia University College of Law (J.D., 2012)
- Fairmont State University (B.S. in Business Administration, *cum laude*, 2008)

Admissions

- West Virginia (2012)
- Pennsylvania (2019)
- West Virginia Supreme Court of Appeals (2012)
- U.S. District Court, Southern District of West Virginia (2012)

Professional Organizations

- American Association of Professional Landmen - Michael Late Benedum Chapter
- Energy & Mineral Law Foundation

Speaking Engagements & Publications

Speaking Engagements

- "Recent Appalachian Court Rulings: Emerging Issues in Eminent Domain, Dormant Mineral Rights and Royalty Issues," Shale Insight 2017, A Shale Coalition Conference, Pittsburgh, Pennsylvania (September 28, 2017)
- "An Overview of Oil and Gas Title Work," Energy Industry Training Series, Young Professionals in Energy Pittsburgh, Washington, Pennsylvania (Oct. 9, 2014)

Publications

- Co-author with Michelle Elmore Wooton, "LIQUIDATED DAMAGES IN WEST VIRGINIA PURCHASE AND SALE AGREEMENTS," ALI CLE's *The Practical Real Estate Lawyer*, Jan. 2023

Community

- Leadership West Virginia Class of 2021 (Current)
- Barlett House, Secretary of the Board (2016-present)
- Michael Late Benedum Chapter of the AAPL Spring Charity Golf Committee, Co-chair (2016)
- Emergency Food and Shelter Program, Board of Directors (2014-2016)
- Leadership Monongalia Class of 2013-2014
- United Way Corporate Cup, Team Captain and Participant (2012-Present)
- United Way Day of Caring Volunteer (2012-Present)