



Brian P. Jett

Member

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Brian P. Jett is a Member in the Business Law practice group and the Renewable Energy, Real Estate, Energy, and Oil and Gas industry groups. Brian specializes in project development and transactional matters related to utility scale wind and solar matters, as well as providing title opinions and advising on various issues related to oil, gas, and coal production and extraction. He practices out of the Firm's office in Morgantown, West Virginia.

Brian's practice focuses on advising clients on a wide range of real estate and energy development matters. He assists clients in all phases of wind and solar project development, serving as real estate project counsel for renewable energy companies across multiple states, including West Virginia, Pennsylvania, Ohio, Maryland, Kentucky, Illinois, and Indiana. His work includes coordinating title insurance coverage, working directly with title companies to acquire policies, and advising on complex title issues as they arise.

In addition to renewable energy, Brian has extensive experience advising producers of traditional energy sources. He has led large-scale due diligence efforts for asset acquisitions and has prepared and reviewed thousands of coal, oil, and gas title opinions on properties located throughout the Appalachian Basin. His understanding of both renewable and traditional energy sources provides him with a unique perspective on the evolving energy landscape.

Brian is also highly experienced in transactional real estate matters. He drafts and negotiates a wide range of documents, including Purchase and Sale Agreements, Management and Services Agreements, Option Agreements, Lease Agreements (Wind, Solar, Oil and Gas), Easements, and Closing Documents. He regularly coordinates and conducts real estate closings and advises on subdivision approvals and compliance with state and local zoning laws.

He also counsels clients on medical cannabis matters under the West Virginia Medical Cannabis Act.

His title experience includes detailed analysis of issues such as tax sale irregularities, royalty versus oil and gas in place reservations, invalid or incorrect assessments, adverse claims on title, and acreage discrepancies. He is adept at performing legal research related to mineral and surface ownership and resolving title defects.

Prior to attending law school, Brian served as a title abstractor for a West Virginia-based company, preparing title reports and lease take-offs, and later worked as a petroleum landman, negotiating and reviewing oil and gas leases.

Brian earned his law degree from West Virginia University College of Law, where he participated in the Clinical Law Program, and holds a bachelor's degree in business administration from Fairmont State University, graduating with honors.

Outside of his practice, Brian enjoys outdoor activities, exercising, traveling, and attending 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 curative recommendations
- 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
 - Board of Trustees, 2025-Present

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)