

Practice Areas

- Commercial Litigation
- Construction Law
- Product Liability

Education

- J.D., Georgia State University College of Law, cum laude
- B.A., University of North Carolina

Bar Admissions

- State Bar of Georgia

Court Admissions

- Supreme Court of Georgia
- Georgia Court of Appeals
- U.S. Court of Appeals for the Eleventh Circuit
- U.S. District Court for the Northern District of Georgia

Shannan F. Oliver

Shareholder

Atlanta

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Shannan Oliver is an experienced litigation attorney, bringing more than two decades of legal experience and a strong record of success representing clients in complex business disputes. As a shareholder in the firm's Litigation practice group, Shannan advises and represents clients across a broad spectrum of matters, including contract, real estate, construction and employment disputes, and has handled every stage of litigation from pre-suit strategy and discovery to trial and appeal.

Over the course of her career, Shannan has represented clients in hundreds of adversary proceedings, including jury and bench trials, mediations, arbitrations, and appeals. Her approach to litigation is both strategic and practical, focused on achieving efficient, effective outcomes that align with her clients business goals.

Shannan began her career at a prominent international law firm, gaining foundational experience in commercial litigation, and later spent more than a decade at a respected Atlanta boutique firm, where she also served in a leadership role as Administrative Managing Partner. Her professional excellence has been recognized repeatedly with honors such as inclusion on the *Georgia Super Lawyers* and *Rising Stars* lists.

Representative Experience

- Successfully represented opposing party on appeal, where the Georgia Court of Appeals reversed a trial court's improper summary judgment in a nuisance and trespass case after finding the court had misapplied the law and disregarded disputed evidence of causation.
- Successfully defended the appeal of a trial court's summary judgment and \$45,000 attorneys fee award, with the Georgia Court of Appeals affirming the rulings in favor of the client on claims related to the rezoning of an adjacent property.
- Successfully obtained summary judgment for client in a dispute over a restrictive covenant, defeating a neighboring landowner's claim that would have significantly reduced property values in the client's development; the Georgia Court of Appeals later affirmed the trial court's ruling in the client's favor.

Shannan F. Oliver, Continued

- Successfully defended a real estate developer against claims seeking to overturn a rezoning decision and halt the projects progress, obtaining summary judgement after demonstrating the plaintiffs lack of legal standing; the ruling was upheld through appeal when the Georgia Supreme Court declined to grant discretionary review.

