FORENSIC MINERAL AUDITING FOR ROYALTY OWNERS

Shannon Springs, LLC

Mineral trust administration support for estate & trust counsel

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[Attorney Name]
[Law Firm]
[Address]
[City, State ZIP]

Dear [Name],

Your clients with scattered Oklahoma mineral interests face a practical problem that estate planning can solve - but litigation and accounting alone cannot. Fractional royalty decimals are often *too small* for operators and landmen to pursue individually. Many owners never receive a meaningful lease negotiation; they are placed on division order or pooled under OCC unit orders on terms they did not help shape. The interest still produces - or should - but the owner has little leverage and almost no documented oversight.

When heirs consolidate those interests into a **single trust** - a structure you draft - the family holds a combined block worth an operator's attention. That improves bargaining position before the next lease round and gives the trustee one place to administer royalties afterward. **Shannon Springs** provides the forensic reconciliation behind that trust file: whether remittances match lease terms, whether deductions and affiliate gas pricing are defensible, and whether regulatory records show wells in the unit that never appear on the check stub.

In our Grady County pilot we flagged unallowable post-production deductions, below-market gas pricing, severance and Oklahoma withholding variances, and producing wells in the spacing unit absent from the remittance - on a fractional interest that would rarely justify standalone representation. Under a trust with per-well monitoring, those findings become part of a cumulative record the trustee can retain for beneficiaries and counsel.

We are a software-backed forensic mineral auditing practice - not an operator-affiliated locator and not an unattended auto-demand bot. We provide white-label *Advisor Reviews* and sealed forensic packages suitable for your client file. When a landman proposal arrives, we can score terms and draft counter-offer language for your review. Demand correspondence to operators is staged for trustee approval; nothing is sent without sign-off. Pricing is **per well audited**, scaled to remittance volume so declining fractional interests remain economical.

I would welcome a brief call to share a redacted *Advisor Review*, our process overview, and per-well fee schedule - no client identifying information required. Please email mark@shannonsprings.com or call 719-290-1780. If you consolidate mineral interests for clients, I would be glad to discuss how we support the post-formation administration you already supervise.

Respectfully,

Mark E. Grigsby
SHANNON SPRINGS
