

## Shawn G. Rader

SHAREHOLDER

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**Shawn Rader** focuses his practice on real estate litigation, commercial litigation, commercial leases, and appeals. Shawn has extensive experience representing a broad range of clients, including title insurance companies, property management companies, ranchers, lenders, developers and individuals. He frequently assists clients with resolving disputes regarding property boundaries, surveys, contracts, leases, plats, mortgages, and other matters involving real property. He has been retained as an expert witness to testify on the topics of mortgage priority, murphy deeds, the Marketable Record Title Act and equitable claims.

With a portion of his practice devoted to representing title insurance companies in litigation arising from disputes related to coverage and general litigation matters, Shawn helped establish the American Bar Association Title Insurance Litigation Committee, serving as its first vice-chairman and as its second chairman. He is also a member of the Florida Land Title Association, where he is a charter member of the FTLA Claims Round Table, an annual gathering of practitioners in that area of law.

Both an accomplished author and speaker, Shawn has had four articles published in The Florida Bar Journal and was coauthor of the Title Insurance Law Article in the ABA Tort & Insurance Law Journal. He has served as chairman of The Florida Bar Grievance Committee for Orange County and as president of the Orange County Bar Association Legal Aid Society. He was also chairman of the City of Orlando Civil Service Board, chairman of the City of Orlando Chapter 57 Board, and vice chairman of the 2012 Orange County Charter Review Commission.

Shawn was born in Kentucky and moved to Orlando as a child. He quickly developed a lifelong devotion to the land in Florida. His passion for real estate law arises from his deep connection to the land, which is reflected in his love for Patrick Smith's book, *A Land Remembered*, and his collection of Florida Highwaymen paintings. Not surprisingly, his favorite Florida attraction is Gatorland in Osceola County.

### Practices & Industries

Appellate Law  
Business Litigation  
Cannabis & Controlled Substances  
Commercial Leasing  
Litigation  
Real Estate  
Real Estate Litigation  
Real Estate Transactions  
Title Insurance

### Admissions

Florida  
New York  
All Federal Courts in Florida  
U.S. Court of Appeals, Eleventh Circuit  
U.S. Supreme Court

### Education

- University of North Carolina School of Law, J.D., 1980
- The Catholic University of America, M.A., 1976; Theology
- Duke University, *cum laude*, 1974

Having practiced for over 40 years, Shawn brings his clients a wealth of knowledge and experience from which to draw. He has mentored attorneys both within the firm and the community. Shawn has also served as an expert witness in cases for attorneys outside the firm. He is a member of the Honorable Order of Kentucky Colonels, an organization of individuals appointed by the Governor of Kentucky in recognition of their accomplishments and outstanding service to the community.

## Experience

- Procured the enforcement of a recorded covenant and restriction which prevented the client's drugstore competitor from opening across the street.
- Procured an injunction preventing a tenant's contractor from ripping newly installed electric wiring from the client's office building.
- Procured a judgment realigning lot lines for a plat in an already developed neighborhood where the legal descriptions overlapped with an adjoining plat.
- Negotiated the settlement of a 60-foot easement which crossed the entire length of a 1000-acre parcel in the Florida Panhandle.
- Procured a judgment preserving the boat dock and riparian rights of a homeowner.
- Successfully handled suits both preserving and extinguishing easements on property, and procuring ways of necessity for ingress and egress.
- Successfully handled suits defeating borrowers' homestead and forgery defenses to mortgage foreclosures.
- Handled hundreds of eviction and lease interpretation cases.

## Recognitions

- Martindale-Hubbell AV Preeminent Peer Review Rated
- *The Best Lawyers in America* guide, Appellate Practice, 2006-2025; Litigation - Real Estate, 2011-2025, Commercial Litigation, 2025
- *The Best Lawyers in America* guide, Orlando Banking and Finance Law Lawyer of the Year, 2022
- Florida *Super Lawyers*, 2010-2021
- *Awesome Attorneys*, Orlando Family Magazine, 2021
- Knight of the Claims Roundtable, Florida Land Title Association

## Community Activities

- Legal Aid Society for Orange County, past President
- City of Orlando Chapter 57 Board, former Chairman
- WMFE Community Advisory Board, past Board Member
- Orlando Civil Service Board, former Chairman
- Orlando Jaycees, former Vice-President
- Orlando Cystic Fibrosis Foundation Board
- Leadership Winter Park Alumni Association Advisory Board, past President
- Orange County Charter Review Commission, past Vice-Chairman

## Professional Certifications & Memberships

- American Bar Association
- Orange County Bar Association
- Florida Land Title Association
- Title Insurance Litigation Committee, past Chairman

## News

Best Lawyers Recognizes 59 Lowndes Attorneys in 2025, One Named Lawyer of the Year  
08.15.2024 | AWARDS & RECOGNITION

Best Lawyers Recognizes 49 Lowndes Attorneys in 2024, Three Named Lawyer of the Year  
08.17.2023 | AWARDS & RECOGNITION

46 Lowndes Attorneys Recognized by *Best Lawyers* in 2023  
08.18.2022 | AWARDS & RECOGNITION

Best Lawyers Recognizes 44 Lowndes Attorneys in 2022, Five Named Lawyer of the Year  
08.19.2021 | AWARDS & RECOGNITION

12 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2021"  
02.11.2021 | AWARDS & RECOGNITION

Best Lawyers Recognizes 44 Lowndes Attorneys in 2021, Two Named Lawyer of the Year  
08.20.2020 | AWARDS & RECOGNITION

22 Lowndes Attorneys Named 2020 Florida Super Lawyers and Rising Stars  
06.04.2020 | AWARDS & RECOGNITION

Forty-Three Lowndes Lawyers Earn Recognition in Best Lawyers in America 2020  
08.15.2019 | AWARDS & RECOGNITION

29 Lowndes Attorneys Named 2019 Florida Super Lawyers and Rising Stars  
05.29.2019 | AWARDS & RECOGNITION

Forty-Four Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2019 Best Lawyers in America  
08.15.2018 | AWARDS & RECOGNITION

Lowndes, Drosdick, Doster, Kantor & Reed Attorneys Rated 2018 Super Lawyers and Rising Stars  
06.18.2018 | AWARDS & RECOGNITION

Forty-Nine Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2018 Best Lawyers in America  
08.15.2017 | AWARDS & RECOGNITION

Lowndes, Drosdick, Doster, Kantor & Reed Attorneys Rated 2017 Super Lawyers and Rising Stars  
06.01.2017 | AWARDS & RECOGNITION

## Speaking Engagements

Recent Trends in Commercial Lease Drafting and Enforceability  
11.10.2022 | WEBINAR

## Publications

Navigating the Pitfalls of Exclusive Use Clauses  
09.05.2024 | ARTICLE

Toddlers to the Rescue  
10.10.2022 | GRAY AREA OF THE LAW BLOG

Dementia Care in Assisted Living Facilities  
04.11.2022 | GRAY AREA OF THE LAW BLOG

FDA Approves Second Booster Dose  
04.06.2022 | GRAY AREA OF THE LAW BLOG

New Senior Living Construction Is Up, But Proceed with Caution  
03.31.2022 | GRAY AREA OF THE LAW BLOG

Luxury Senior Living Targets Boomers  
11.30.2021 | GRAY AREA OF THE LAW BLOG

Five Quick Bullets for a Tighter Lease  
09.30.2021 | LOWNDES LEASING LAWYERS BLOG

Pandemic Leads Families to Care for Loved Ones at Home  
05.17.2021 | GRAY AREA OF THE LAW BLOG

COVID's Lasting Impacts on Commercial Lease Negotiations  
05.05.2021 | LOWNDES LEASING LAWYERS BLOG

Aging at Home Becomes a Popular Option During Pandemic  
04.09.2021 | GRAY AREA OF THE LAW BLOG

Could Accessory Dwelling Units Be the Next Big Trend for Assisted Living Facilities?  
02.16.2021 | GRAY AREA OF THE LAW BLOG

What Landlords Need to Know about Acceleration of Rental Provisions  
02.11.2021 | LOWNDES LEASING LAWYERS BLOG

Rental Acceleration Provisions in Commercial Leases  
12.28.2020 | LOWNDES LEASING LAWYERS BLOG

Retail Struggles Become Senior Housing Opportunities  
10.27.2020 | GRAY AREA OF THE LAW BLOG

Should Assisted Living Facilities Venture into In-Home Care?  
10.19.2020 | GRAY AREA OF THE LAW BLOG

CDC Guidelines for Assisted Living Facilities  
09.03.2020 | ARTICLE

Lease Tune-ups

08.27.2020 | LOWNDES LEASING LAWYERS BLOG

Balancing Care and Protection Against Quality of Life

08.20.2020 | GRAY AREA OF THE LAW BLOG

Creative Senior Living

05.08.2019 | GRAY AREA OF THE LAW BLOG

Exclusives in Leases

12.20.2018 | LOWNDES LEASING LAWYERS BLOG

Aging Population Continues to Drive Real Estate

02.01.2018 | ARTICLE

Baby Boomers Continue to Push the Trends in Senior Living

10.30.2017 | GRAY AREA OF THE LAW BLOG