



# Cloud & Willis, LLC: Legal Eviction Services for Alabama Landlords

Welcome to Cloud & Willis, LLC, expert legal representation for landlords navigating the Alabama eviction process. We ensure full compliance with Alabama's Uniform Residential Landlord and Tenant Act.

 **by Brian Cloud**

# Understanding Eviction Laws in Alabama



## Legal Framework

All evictions must comply with Alabama Code § 35-9A-101 and related statutes. The law protects both landlord and tenant rights.



## Requirements

Evictions require valid legal cause and proper court order. Self-help evictions are strictly prohibited under state law.

# Common Grounds for Eviction

## 1 Nonpayment of Rent

Tenants failing to pay rent after receiving proper 7-day written notice face eviction proceedings.

## 2 Lease Violations

Breaking terms of the rental agreement, such as unauthorized pets or occupants.

## 3 Illegal Activities

Criminal activity on premises or material misrepresentation on rental application.



# Step 1: Issuing Proper Notice

## 7-Day Notice

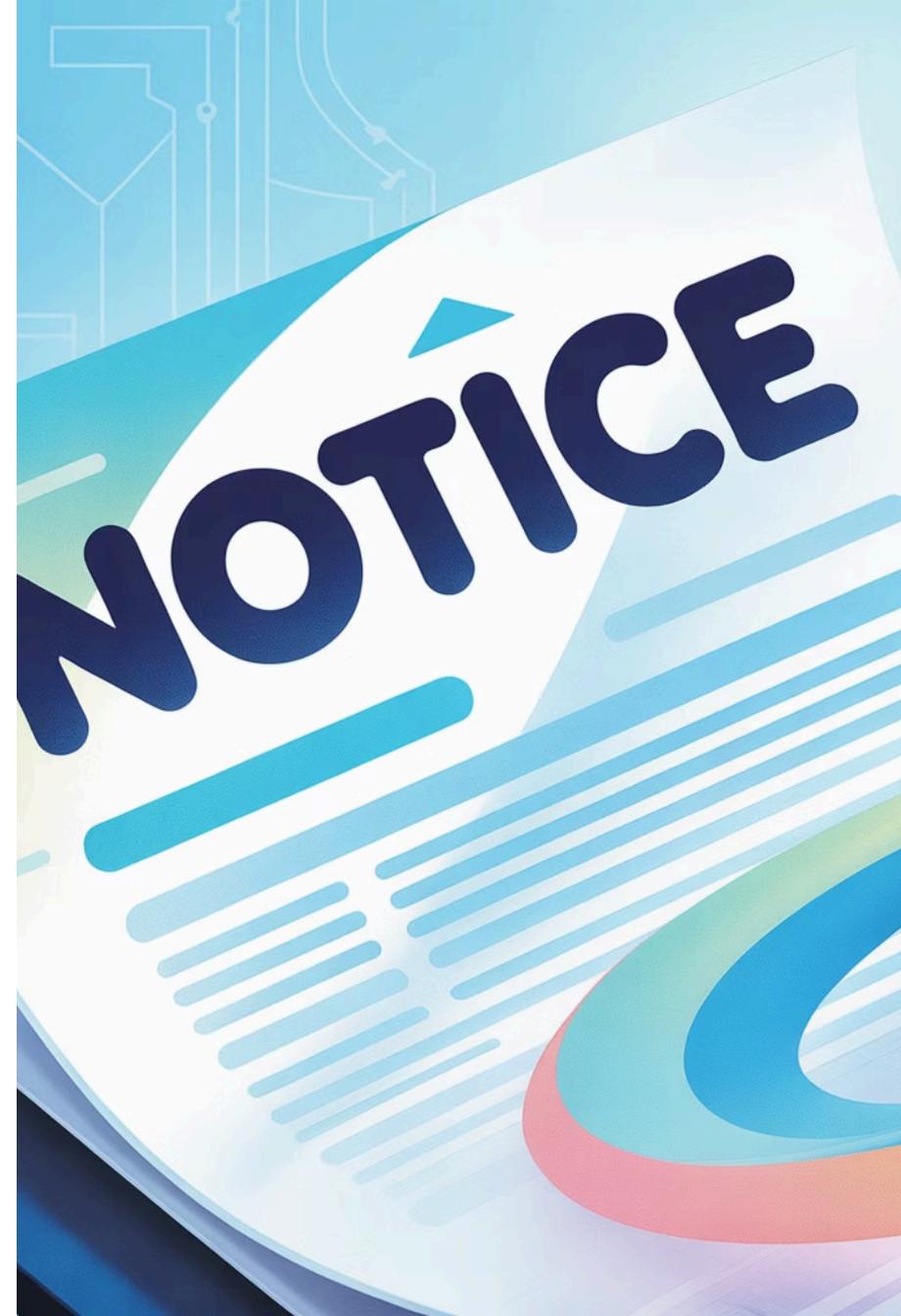
Required for nonpayment of rent or lease violations. Gives tenant opportunity to cure the issue.

## 30-Day Notice

For ending month-to-month tenancies without specific cause. Longer notice provides transition time.

## Proper Documentation

Notice must specify violation, required remedy, and consequences of non-compliance.





## Step 2: Filing the Eviction Lawsuit

1

### Prepare Documentation

Gather lease agreement, proof of notice delivery, and evidence of violation.

2

### File Unlawful Detainer

Submit complaint with appropriate county court. Pay required filing fees.

3

### Serve the Tenant

Court issues summons to tenant. Process server delivers legal documents.

4

### Court Date Assigned

Hearing typically scheduled within 14 days of filing.

# Step 3: Court Proceedings & Judgment

## At the Hearing

Our attorneys represent you before the judge. We present evidence of lease violations and proper notice.

If tenant fails to appear, default judgment is typically granted to the landlord.

## Possible Outcomes

- Eviction order granted
- Monetary judgment for unpaid rent
- Court costs awarded to landlord
- Tenant granted time to appeal



# Ensuring Legal Compliance & Avoiding Pitfalls



## Self-Help Evictions

Never change locks, remove doors, or shut off utilities. These actions expose landlords to significant legal liability.



## Documentation Requirements

All notices must follow exact statutory requirements. One small error can reset the entire eviction process.



## Legal Protection

Our firm ensures every step complies with Alabama law, protecting your property rights while minimizing risk.

# Why Choose Our Firm?

**25+**

## Years Experience

Dedicated to landlord representation across all Alabama counties.

**98%**

## Success Rate

Track record of successful evictions when proper cause exists.

**14**

## Days Average

Typical timeline from engagement to completed eviction.

[Schedule Consultation](#)

[Learn About Our Services](#)

