

**STATE OF ALABAMA
ALABAMA SECURITIES COMMISSION**

IN THE MATTER OF:)	
)	
WARRIOR EQUITY GROUP LLC,)	ADMINISTRATIVE
A/K/A WARRIOREQUITY.COM,)	
ANTHONY DEWAYNE OWENS,)	ORDER NO. CO-2026-0002
REGINALD DEWAYNE WATTS)	
)	
RESPONDENT)	

CONSENT ORDER

The Alabama Securities Commission ("Commission"), having the authority to administer and provide for the enforcement of all provisions of Title 8, Chapter 6, Code of Alabama 1975, the Alabama Securities Act ("Act"), upon due consideration of the subject matter hereof, having confirmed information with RESPONDENTS, has determined as follows:

RESPONDENTS

1.i **WARRIOR EQUITY GROUP LLC a/k/a WARRIOREQUITY.COM** ("WARRIOR EQUITY") is a limited liability company organized in Alabama on June 8, 2018, with its principal place of business in Birmingham, Alabama.

2.i **ANTHONY DEWAYNE OWENS ("OWENS")** during all times relevant was an Alabama resident and a managing member, owner, and an agent and/or officer of **WARRIOR EQUITY**.

3.i **REGINALD DEWAYNE WATTS ("WATTS")** during all times relevant was an Alabama resident and a member, co-owner, and an agent and/or officer of **WARRIOR EQUITY**.

STATEMENT OF FACTS

4.i On July 11, 2024, the Commission received a complaint pertaining to **WARRIOR EQUITY, OWENS** and **WATTS**. The complaint stated **WARRIOR EQUITY** was offering

private equity investment opportunities on its website, **WARRIOREQUNITY.COM**. Following the complaint, the Commission opened an official investigation.

5. According to the website, **WARRIOR EQUITY** *"finds accredited investors, purchases undervalued multifamily properties, renovate and sell the properties, and distribute the profits to investors."* The website further explains *"Owner Anthony Owens and Co-Owner Reginald Watts specialize in locating undervalued multi-family properties through bank relationships, distressed sellers and other sources. They purchase the properties for their portfolio and also sell some to investors. Most of their properties are funded by private investors that like to have investments that are secured and backed by assets."*

6. The website indicates investor funds are pooled to purchase distressed properties, and it appears the investors receive a fractionalized, secured mortgage. It states: *"Warrior Equity Group, LLC creates real estate syndications by pooling money together to acquire multi-family apartment complexes."* And, *"We give our investors a secured mortgage against the property."*

7. Filings with the Alabama Secretary of State reveal **OWENS** and **WATTS** are members of **WARRIOR EQUITY**, a domestic limited liability company formed in 2018 with **OWENS** and **WATTS** as managing members with 50% ownership each. In 2020 **OWENS** and **WATTS** filed an amendment for **WARRIOR EQUITY** which gave **OWENS** 100% ownership and made **WATTS** a member.

8. A search of the U.S. Securities and Exchange Commission's EDGAR website, conducted on August 27, 2024, disclosed no Regulation D filings relating to **WARRIOR EQUITY**.

9. A review of the Commission's files on August 19, 2024, revealed that **WARRIOR EQUITY GROUP LLC, OWENS, and WATTS** are not registered in any capacity in the State of Alabama.

CONCLUSIONS OF LAW

10. Pursuant to section 8-6-2(10), Code of Alabama 1975, the definition of a security includes "investment contracts." The investment plans outlined by **OWENS** and **WATTS** on behalf of **WARRIOR EQUITY**, which are available to Alabama residents, indicate the interests in **WARRIOR EQUITY** from which the investor expects profit would be derived from the efforts of **WARRIOR EQUITY** and therefore are securities as defined by the Act.

11. Pursuant to section 8-6-2(2), Code of Alabama 1975, the definition of "agent" includes any individual other than a dealer who represents an issuer in effecting or attempting to effect sales of securities. **OWENS** and **WATTS**, in attempting to effect sales of the **WARRIOR EQUITY** investment contracts, both acted as agents as defined by the Act.

12. Pursuant to section 8-6-3(a), Code of Alabama 1975, it is unlawful for any person to transact business in Alabama as an agent for securities unless such person is registered under the Act. **OWENS** and **WATTS**, by offering the **WARRIOR EQUITY** investment contracts, acted as agents in Alabama without having been registered with the Commission, in violation of the Act.

13. Pursuant to Section 8-6-4, Code of Alabama 1975, it is unlawful for any person to offer or sell any security in this state unless it is registered or exempt from registration under Section 8-6-10; or the transaction is exempt under Section 8-6-11. **RESPONDENTS** offered the **WARRIOR EQUITY** investment contracts, which were neither registered nor subject to a perfected exemption from registration, in violation of the Act.

WHEREAS, **RESPONDENTS** admit that that the website offered securities interests. Further **RESPONDENTS** admit that the interests offered were not registered nor were they exempt from registration. Further, the **RESPONDENTS** admit that they were not registered to offer securities in Alabama. Further, Respondents assert that no interests were sold as a result of the website. Finally, Respondents admit that the information and assertions presented to the Commission during its investigation of this matter are true and correct; that **RESPONDENTS** understand the Commission's reliance upon such information and assertions in its determination to accept this Order; and that should this information or these assertions prove to be incorrect or misrepresented, the Commission may seek such other administrative, civil, or criminal remedies that may be available to it under the provisions of the Act.

WHEREAS, **RESPONDENTS** have voluntarily waived all rights to a hearing upon entry of this Order, and have consented to the entry of this Order;

WHEREAS, **RESPONDENTS** agree to stop acting as agents and all attempts to effect sales of **WARRIOR EQUITY** investment contracts until such time as they are lawfully registered with the Commission, and

WHEREAS, the Commission finds this order necessary and appropriate in the public's interest for the protection of the public, and consistent with the purposes fairly intended by the policies and provisions of the Act, and

WHEREAS, the Commission, in resolving this matter, considered the remedial acts and cooperation of the **RESPONDENTS**.

ACCORDINGLY, IT IS HEREBY ORDERED:

1. That **RESPONDENTS** shall cease and desist from acting as agents and attempting to effect sales of **WARRIOR EQUITY** investment contracts until such time as they are lawfully registered with the Commission.

2. That **RESPONDENTS** shall pay to the Alabama Council on Economic Education an administrative assessment in the total sum of \$1,000, said funds to be tendered in certified funds on the entry of this Order.

AGREED AND CONSENTED to on dates indicated:

RESPONDENTS

ANTHONY DEWAYNE OWENS



Individually and on behalf of
WARRIOR EQUITY GROUP, LLC

3/10/2026
DATE

REGINALD DEWAYNE WATTS



Individually and on behalf of
WARRIOR EQUITY GROUP, LLC

3/10/2026
DATE

RANDY MCNEIL




ATTORNEY

3/17/2026
DATE

Entered at Montgomery, Alabama, this 17th day of March, 2026

ALABAMA SECURITIES COMMISSION
445 Dexter Avenue, Suite 12000
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(334) 242-2984
BY:



Amanda Senn
Director

