REGENCY CENTERS CORP

Form 4

February 07, 2007

FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF

SECURITIES

OMB

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Check this box

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, obligations may continue.

See Instruction 1(b).

Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Last)

(City)

(Print or Type Responses)

1. Name and Address of Reporting Person * FIALA MARY LOU

(First)

2. Issuer Name and Ticker or Trading Symbol

Issuer

REGENCY CENTERS CORP

(Check all applicable)

5. Relationship of Reporting Person(s) to

[REG]

3. Date of Earliest Transaction

X Director 10% Owner X_ Officer (give title Other (specify

(Month/Day/Year) 02/05/2007

below) President and COO

121 WEST FORSYTH STREET, SUITE 200

> (Street) 4. If Amendment, Date Original

(Middle)

(Zip)

Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check

Applicable Line)

X Form filed by One Reporting Person Form filed by More than One Reporting

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

JACKSONVILLE, FL 32202

(State)

								,	
1.Title of	2. Transaction Date	3. 4. Securities Acquired				5. Amount of	6.	7. Nature of	
Security	(Month/Day/Year)	Execution Date, if	Transaction(A) or Disposed of (D)				Securities	Ownership	Indirect
(Instr. 3)		any	Code	(Instr. 3, 4 and 5)			Beneficially	Form: Direct	Beneficial
		(Month/Day/Year)	(Instr. 8)				Owned	(D) or	Ownership
							Following	Indirect (I)	(Instr. 4)
				(A)			Reported Transaction(s)	(Instr. 4)	
				or			(Instr. 3 and 4)		
			Code V	Amount	(D)	Price	(IIISU. 3 aliu 4)		
Common Stock	02/05/2007		M	11,982	A	\$ 54.05	260,959	D	
Common	02/05/2007		M	56 313	Δ	\$	317 272	D	
Stock	02/03/2007		141	30,313	11	51.36	317,272	D	
C						Ф			
Common	02/05/2007		F	50,293	D	3	266,979	D	
Stock				,		88.57	,,-		

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transactic Code (Instr. 8)	iorDerivative Securities		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)	
				Code V	(A) (i	D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Employee Stock Option (right to acquire)	\$ 54.05	02/05/2007		M	11,	,982	12/14/2004	12/15/2008	Common Stock	11,982
Employee Stock Option (right to acquire)	\$ 51.36	02/05/2007		M	56,	,313	01/17/2005	01/17/2015	Common Stock	56,313

Reporting Owners

Reporting Owner Name / Address	Relationships						
	Director	10% Owner	Officer	Other			
FIALA MARY LOU 121 WEST FORSYTH STREET SUITE 200 JACKSONVILLE, FL 32202	X		President and COO				

Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for Mary Lou
Fiala

**Signature of Reporting Person

Date

Explanation of Responses:

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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