

CARPENTER ALVIN R
 Form 4
 January 30, 2007

FORM 4

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

OMB APPROVAL

OMB Number: 3235-0287
 Expires: January 31, 2005
 Estimated average burden hours per response... 0.5

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
 CARPENTER ALVIN R

2. Issuer Name and Ticker or Trading Symbol
 REGENCY CENTERS CORP
 [REG]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)

3. Date of Earliest Transaction (Month/Day/Year)
 01/26/2007

Director 10% Owner
 Officer (give title below) Other (specify below)

500 WATER STREET, 15TH FLOOR

(Street)

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 Form filed by More than One Reporting Person

JACKSONVILLE, FL 32202

(City) (State) (Zip)

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

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Ownership (Instr. 4)
				Code V	Amount	(A) or (D)	Price
Common Stock	01/26/2007		M		4,637	A	\$ 68.79
Common Stock	01/26/2007		F		3,769	D	\$ 84.63
							49,651
							45,882
							D
							D

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

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SEC 1474 (9-02)

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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. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)			
				Code	V	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Directors stock option (right to buy)	\$ 68.79	01/26/2007		M		261		03/20/2006	12/31/2008	Common Stock	261
Directors stock option (right to buy)	\$ 68.79	01/26/2007		M		1,192		03/20/2006	05/06/2009	Common Stock	1,192
Directors stock option (right to buy)	\$ 68.79	01/26/2007		M		1,203		03/20/2006	05/03/2010	Common Stock	1,203
Directors stock option (right to buy)	\$ 68.79	01/26/2007		M		893		03/20/2006	05/01/2011	Common Stock	893
Directors stock option (right to buy)	\$ 68.79	01/26/2007		M		1,088		03/20/2006	05/07/2012	Common Stock	1,088
Directors stock option (right to buy)	\$ 84.63	01/26/2007		A		212		01/26/2007	12/31/2008	Common Stock	212
Directors stock option	\$ 84.63	01/26/2007		A		969		01/26/2007	05/06/2009	Common Stock	969

(right to buy)

Directors stock option (right to buy)

\$ 84.63	01/26/2007	A	978	01/26/2007	05/03/2010	Common Stock	978
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Directors stock option (right to buy)

\$ 84.63	01/26/2007	A	726	01/26/2007	05/01/2011	Common Stock	726
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Directors stock option (right to buy)

\$ 84.63	01/26/2007	A	884	01/26/2007	05/07/2012	Common Stock	884
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Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
CARPENTER ALVIN R 500 WATER STREET, 15TH FLOOR JACKSONVILLE, FL 32202	X			

Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for A.R. Carpenter 01/30/2007

__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.