CARPENTER ALVIN R

Form 4 January 30, 2007

FORM 4

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

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF

SECURITIES

OMB

OMB APPROVAL

3235-0287 Number:

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obligations may continue. See Instruction

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

1(b).

(Last)

(City)

(Print or Type Responses)

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

2. Issuer Name and Ticker or Trading Symbol

5. Relationship of Reporting Person(s) to Issuer

REGENCY CENTERS CORP

[REG]

(Check all applicable)

3. Date of Earliest Transaction

(First)

(Street)

(State)

(Zip)

(Middle)

(Month/Day/Year) 01/26/2007

_X__ Director Officer (give title below)

10% Owner Other (specify

500 WATER STREET, 15TH **FLOOR**

4. If Amendment, Date Original

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

Person

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

JACKSONVILLE, FL 32202

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1.Title of	2. Transaction Date		3.	4. Securi			5. Amount of	6. Ownership	
Security	(Month/Day/Year)	Execution Date, if	Transactio	on(A) or D	ispose	d of (D)	Securities	Form: Direct	Indirect
(Instr. 3)		any	Code	(Instr. 3,	4 and	5)	Beneficially	(D) or	Beneficial
		(Month/Day/Year)	(Instr. 8)				Owned	Indirect (I)	Ownership
							Following	(Instr. 4)	(Instr. 4)
							Reported		
					(A)		Transaction(s)		
					or		(Instr. 3 and 4)		
			Code V	Amount	(D)	Price	(1115117 & 11116 1)		
Common	01/26/2007		M	4,637	Δ	\$	49,651	D	
Stock	01/20/2007		171	7,037	11	68.79	47,031	Ъ	
Common						\$			
	01/26/2007		F	3,769	D	0162	45,882	D	
Stock						84.03			

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

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$\label{thm:convergence} \begin{tabular}{ll} Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned \\ (\emph{e.g.}, puts, calls, warrants, options, convertible securities) \\ \end{tabular}$

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. 5. Number of TransactionDerivative Code Securities (Instr. 8) 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

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(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
Directors stock option (right to buy)	\$ 84.63	01/26/2007	A	726	01/26/2007	05/01/2011	Common Stock	726
Directors stock option (right to buy)	\$ 84.63	01/26/2007	A	884	01/26/2007	05/07/2012	Common Stock	884

Reporting Owners

Reporting Owner Name / Address	Relationships						
• 9	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

**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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