

FIALA MARY LOU
Form 4
February 08, 2006

FORM 4 UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

OMB APPROVAL

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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 *
FIALA MARY LOU

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)
121 WEST FORSYTH STREET, SUITE 200
(Street)

3. Date of Earliest Transaction (Month/Day/Year)
02/06/2006

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

JACKSONVILLE, FL 32202

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

(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 Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount or Price		
Common Stock	02/06/2006		M		956 A \$ 23	173,129	D
Common Stock	02/06/2006		M		5,433 A \$ 26.4	178,562	D
Common Stock	02/06/2006		M		48,198 A \$ 44.94	226,760	D
Common Stock	02/06/2006		M		79,206 A \$ 45.95	305,966	D
Common Stock	02/06/2006		F		104,515 D \$ 63.53	201,451	D

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Common Stock 124,750 I By Spouse

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. 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
Employee Stock Option (right to buy)	\$ 23	02/06/2006		M		956		01/01/2002	01/01/2011	Common Stock	956
Employee Stock Option (right to buy)	\$ 26.4	02/06/2006		M		5,433		12/14/2002	12/14/2011	Common Stock	5,433
Employee Stock Option (right to buy)	\$ 44.94	02/06/2006		M		5,871		03/19/2004	07/29/2009	Common Stock	5,871
Employee Stock Option (right to buy)	\$ 44.94	02/06/2006		M		38,534		03/19/2004	12/15/2008	Common Stock	38,534
Employee Stock Option (right to buy)	\$ 44.94	02/06/2006		M		3,973		03/19/2004	12/14/2011	Common Stock	3,973

Employee
Stock
Option
(right to
buy)

\$ 45.95 02/06/2006

M

17,173 09/20/2004 07/29/2009

Common
Stock

17,173

Employee
Stock
Option
(right to
buy)

\$ 45.95 02/06/2006

M

23,688 09/20/2004 12/14/2009

Common
Stock

23,688

Employee
Stock
Option
(right to
buy)

\$ 45.95 02/06/2006

M

28,161 09/20/2004 01/01/2011

Common
Stock

28,161

Employee
Stock
Option
(right to
buy)

\$ 45.95 02/06/2006

M

3,964 09/20/2004 12/14/2011

Common
Stock

3,964

Employee
Stock
Option
(right to
buy)

\$ 45.95 02/06/2006

M

6,220 09/20/2004 12/15/2008

Common
Stock

6,220

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

02/08/2006

**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.

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